

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: 21 and 79 – Rainier Valley and South Beacon Hill

Previous Physical Inspection: 2001 (Rainier Valley) & 2002 (South Beacon Hill)

Improved Sales:

Number of Sales: **892**

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$71,900	\$169,500	\$241,400	\$263,000	91.8%	14.15%
2005 Value	\$78,100	\$179,800	\$257,900	\$263,000	98.1%	13.87%
Change	+\$6,200	+\$10,300	+\$16,500		+6.3%	-0.28%
% Change	+8.6%	+6.1%	+6.8%		+6.9%	-1.98%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.28% and -1.98% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$74,200	\$167,600	\$241,800
2005 Value	\$80,800	\$178,200	\$259,000
Percent Change	+8.9%	+6.3%	+7.1%

Number of one to three unit residences in the Population: **8826**

Summary of Findings: A statistical analysis was conducted using the Kruskal-Wallis or Mann-Whitney U test as appropriate to determine the feasibility of combining geographic areas for the purposes of the annual update process. Variables looked at during this analysis included but were not limited to lot size, grade condition, age and above grade living area as they are typically most influential in determining value. Applying appraiser knowledge and judgment while reviewing the analysis, led to a determination to combine.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that one characteristic-based and three neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area.

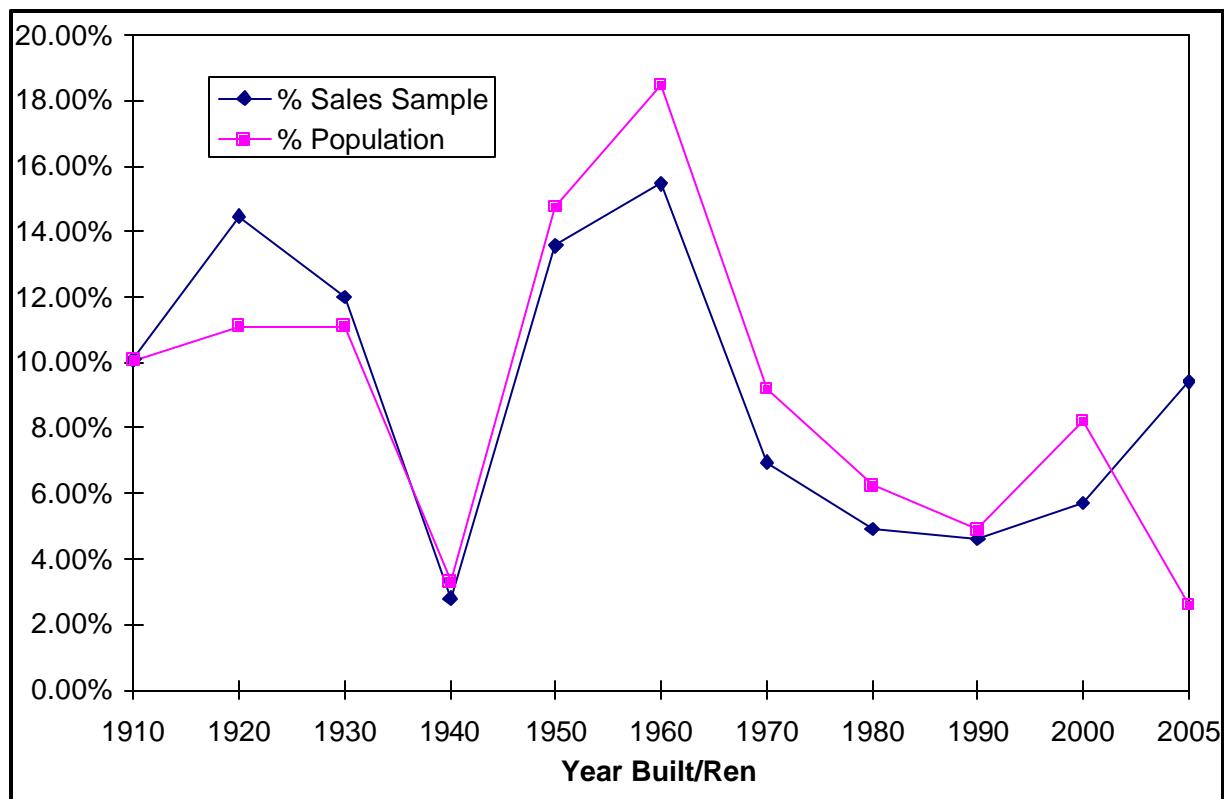
For instance, improved parcels located in *Area 21 Sub Area 1* had higher average ratios than improved parcels in other sub areas. This formula adjusts these values upward less than others thus improving equalization. Improved parcels located in *Area 21 Sub Area 3* had lower average ratios than improved parcels in other sub areas. This formula adjusts these values upward more than others thus improving equalization. Improved parcels located in *Area 21 Sub Area 7* had lower average ratios than improved parcels in other sub areas. This formula adjusts these values upward more than others thus improving equalization. Finally, parcels with an improvement with a *year built/renovate of greater than 2000* had a higher average ratio than parcels with an improvement with a year built/renovate of 2000 or less. This formula adjusts these values upward less than others thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	90	10.09%
1920	129	14.46%
1930	107	12.00%
1940	25	2.80%
1950	121	13.57%
1960	138	15.47%
1970	62	6.95%
1980	44	4.93%
1990	41	4.60%
2000	51	5.72%
2005	84	9.42%
	892	

Population		
Year Built/Ren	Frequency	% Population
1910	889	10.07%
1920	980	11.10%
1930	981	11.11%
1940	291	3.30%
1950	1303	14.76%
1960	1632	18.49%
1970	812	9.20%
1980	551	6.24%
1990	432	4.89%
2000	726	8.23%
2005	229	2.59%
	8826	

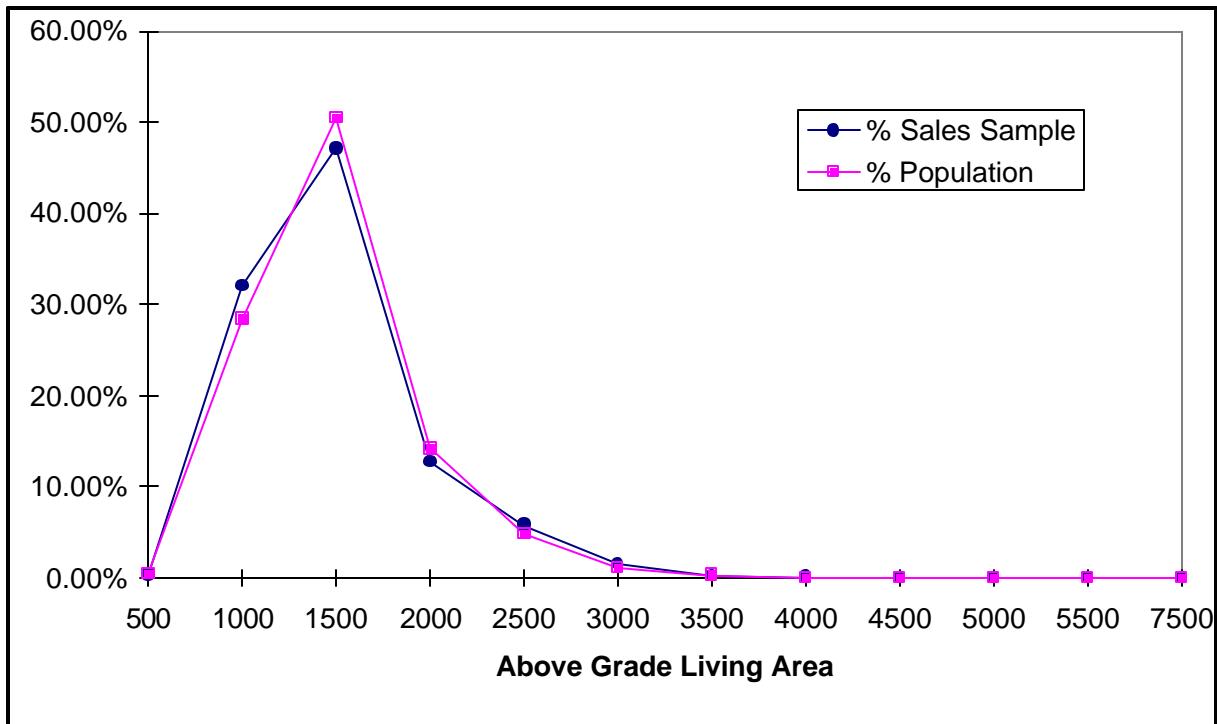


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	3	0.34%
1000	286	32.06%
1500	420	47.09%
2000	114	12.78%
2500	52	5.83%
3000	14	1.57%
3500	2	0.22%
4000	1	0.11%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	892	

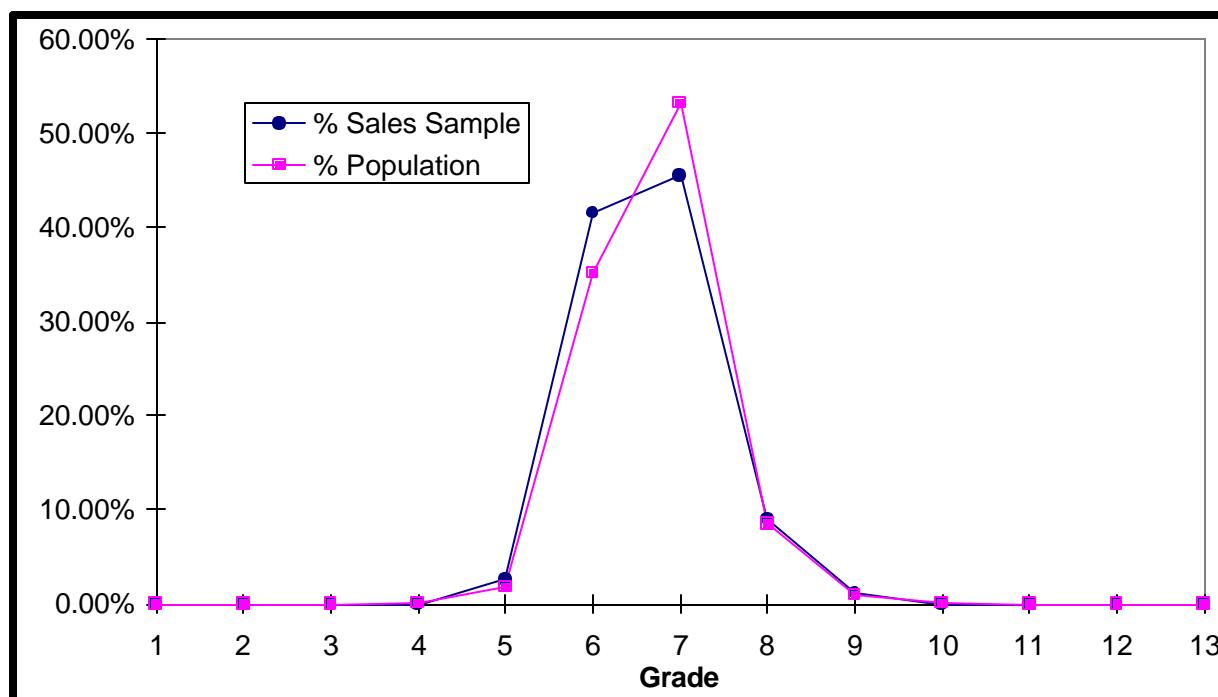
Population		
AGLA	Frequency	% Population
500	39	0.44%
1000	2506	28.39%
1500	4459	50.52%
2000	1252	14.19%
2500	433	4.91%
3000	99	1.12%
3500	26	0.29%
4000	7	0.08%
4500	3	0.03%
5000	1	0.01%
5500	0	0.00%
7500	1	0.01%
	8826	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

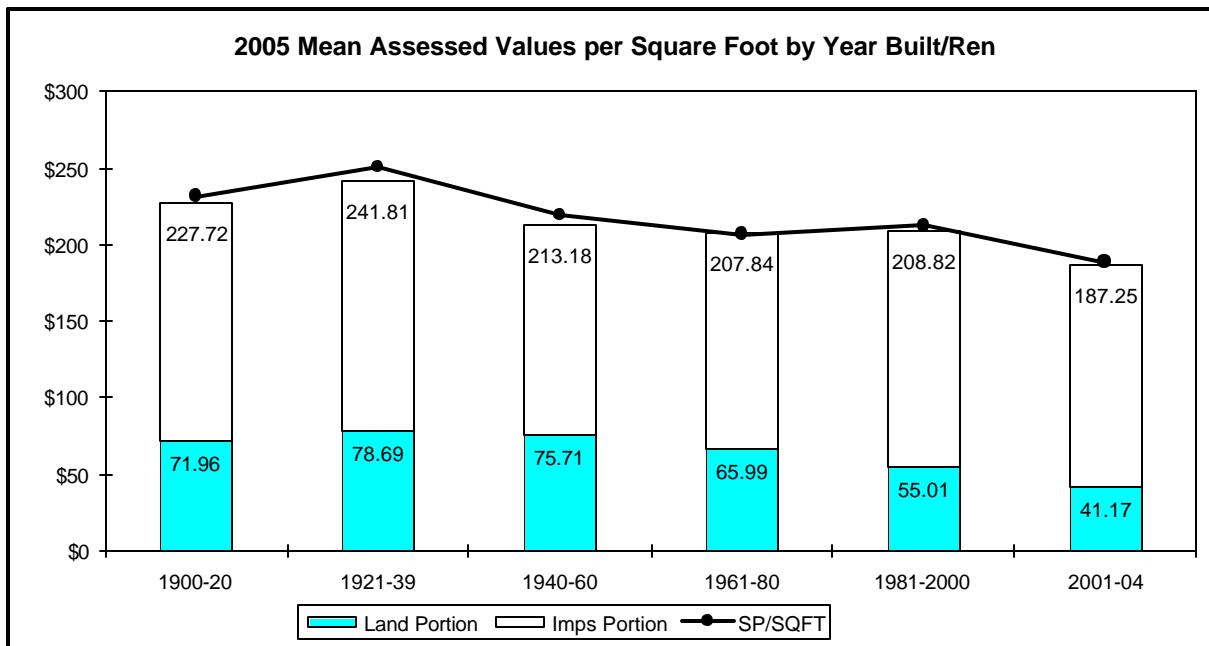
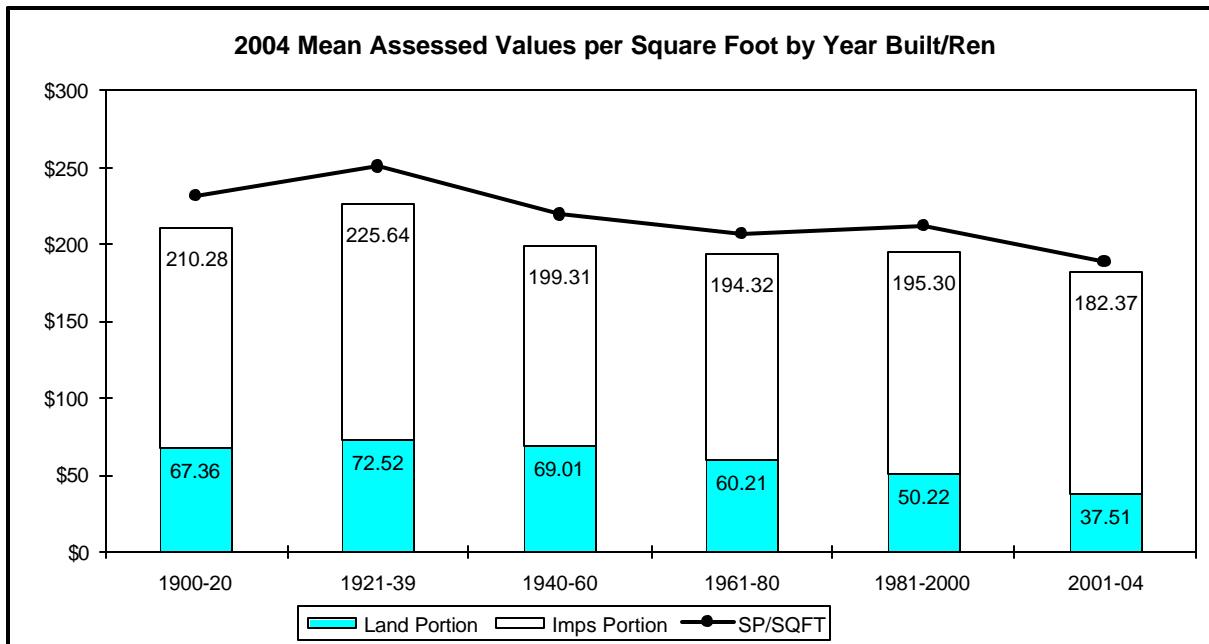
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	5	0.06%
5	23	2.58%	5	164	1.86%
6	371	41.59%	6	3108	35.21%
7	406	45.52%	7	4701	53.26%
8	81	9.08%	8	753	8.53%
9	11	1.23%	9	87	0.99%
10	0	0.00%	10	7	0.08%
11	0	0.00%	11	1	0.01%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
892			8826		



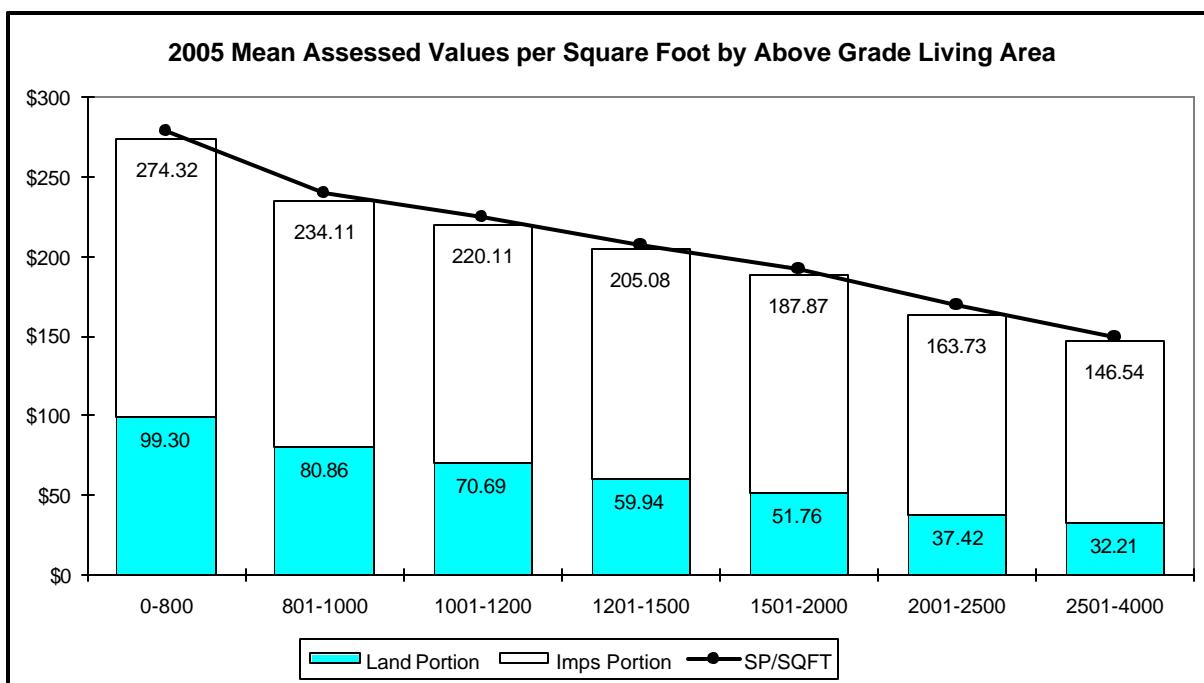
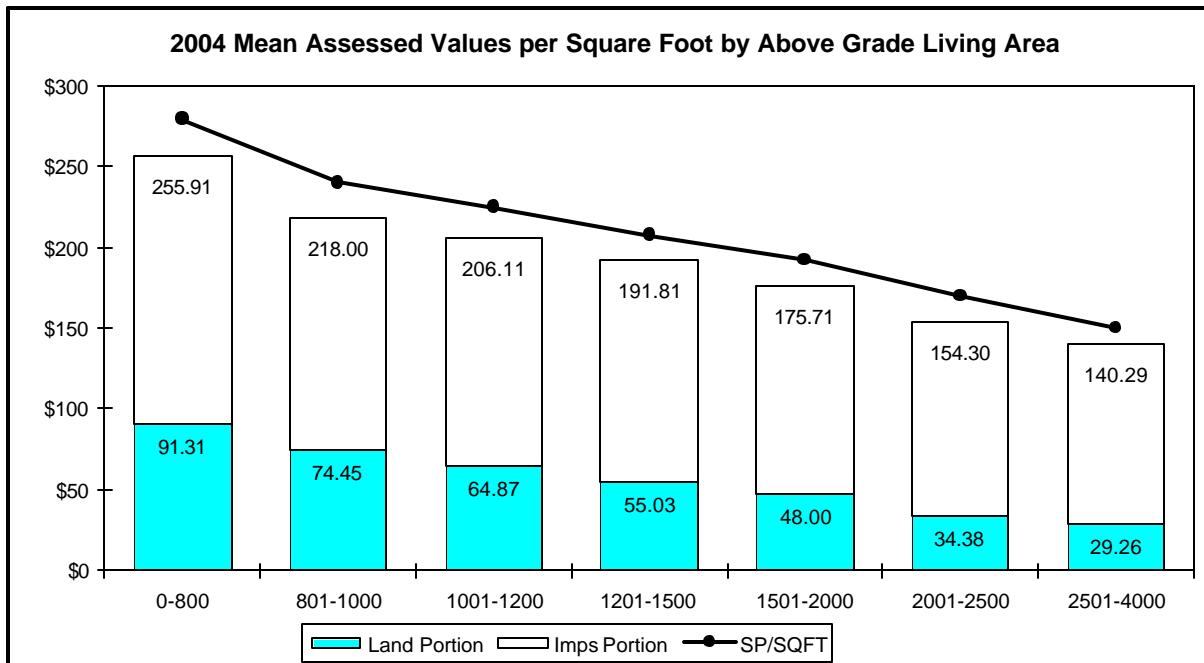
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



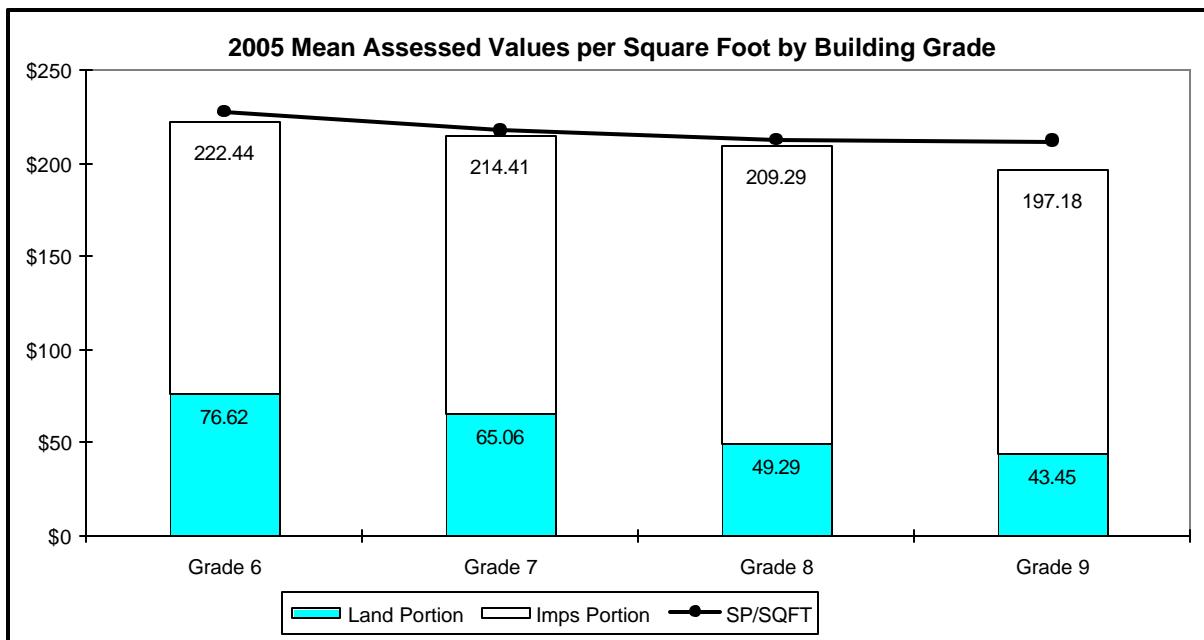
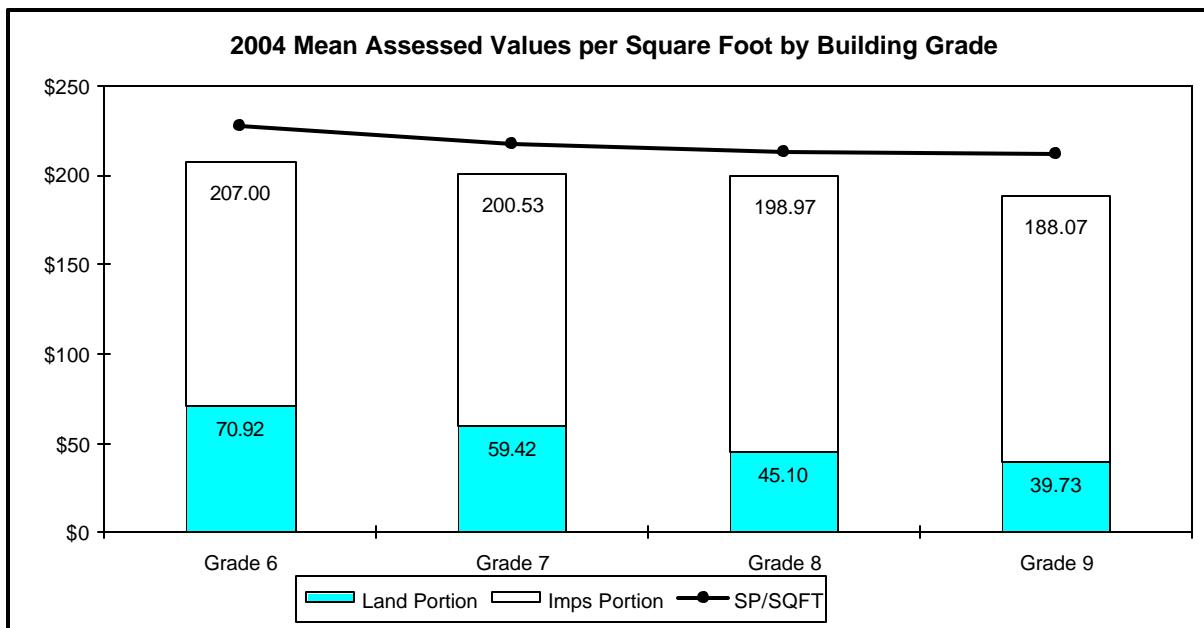
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area***

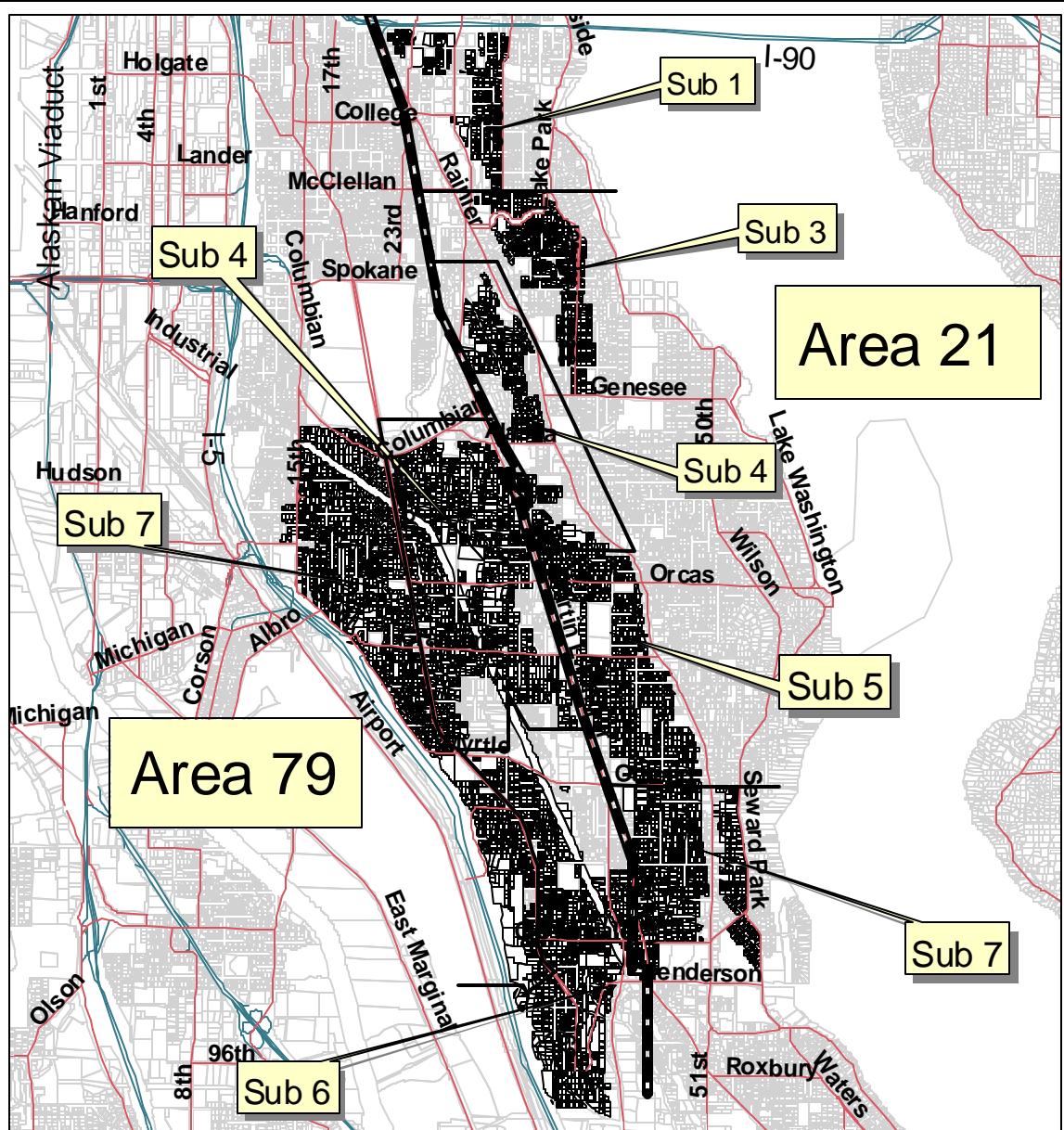


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***



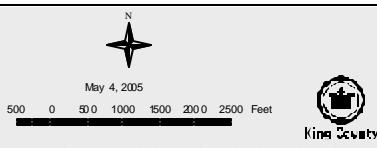
These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. Due to an insufficient representation of Grade 9 homes in the sales sample no adjustment could be made based on a Grade 9 variable alone.



Area 21 & 79

With Sub Areas

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, expressed or implied, as to its accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.



Legend

- Main.shp
- Freeways.shp
- Area 21 & 79.shp

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 18 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived for each Area. After analyzing the sales it was determined that Area 21 should receive a 1.064% upward adjustment to previous land value and Area 79 should receive a 1.128% upward adjustment to previous land value.

The formula is:

Area 21

2005 Land Value = 2004 Land Value x 1.064, with the result rounded down to the next \$1,000.

Area 79

2005 Land Value = 2004 Land Value x 1.128, with the result rounded down to the next \$1,000

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 892 usable residential sales in the area. The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improved parcels located in *Area 21 Sub Area 1* had higher average ratios than improved parcels in other sub areas. This formula adjusts these values upward less than others thus improving equalization. Improved parcels located in *Area 21 Sub Area 3* had lower average ratios than improved parcels in other sub areas. This formula adjusts these values upward more than others thus improving equalization. Improved parcels located in *Area 21 Sub Area 7* had lower average ratios than improved parcels in other sub areas. This formula adjusts these values upward more than others thus improving equalization. Finally, parcels with an improvement with a *year built/renovate of greater than 2000* had a higher average ratio than parcels with an improvement with a year built/renovate of 2000 or less. This formula adjusts these values upward less than others thus improving equalization.

The derived adjustment formula is:

2005 Total Value = 2004 Total Value / { .9401705 + (3.776972E-02 if Sub Area =1) – (5.431707E-02 if Sub Area =3) – (4.833835E-02 if Area=21 Sub Area=7) + (3.131287E-02 if NewYB/Ren is greater than 2000)}

The resulting total value is rounded down to the next \$1,000, *then*:

2005 Improvements Value = 2005 Total Value minus 2005 Land Value

An explanatory adjustment table is included in this report.

Other: *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.061)
*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
*If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2005 Land Value + Previous Improvement Value * 1.061).
*If vacant parcels (no improvement value) only the land adjustment applies.
*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
*Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There are no mobile homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 21 & 79 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.36%

Area 21 Sub 1	Yes
% Adjustment	-4.11%
Area 21 Sub 3	Yes
% Adjustment	6.52%
Area 21 Sub 7	Yes
% Adjustment	5.77%
New YB/Ren > 2000	Yes
% Adjustment	-3.43%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, an improved parcel in **Area 21 Sub Area 1** would approximately receive a 2.26% upward adjustment (6.36% overall minus 4.11% for Sub Area 1). There are 58 sales and 461 in the population that meet this criteria. Six sales also receive the New YB/Ren adjustment.

An improved parcel in **Area 21 Sub Area 3** would approximately receive a 12.89% upward adjustment (6.36% overall plus 6.52% for Sub Area 3). There are 96 sales and 814 in the population that meet this criteria. One of the sales will also receive the New YB/Ren adjustment.

An improved parcel in **Area 21 Sub Area 7** would approximately receive a 12.13% upward adjustment (6.36% overall plus 5.77% for Area 21 Sub 7). There are 106 sales and 1031 in the population that meet this criteria. Two of the sales will also receive the New YB/Ren adjustment.

An improved parcel with a **Year built/renovate greater than 2000** would approximately receive a 2.94% upward adjustment (6.36% overall minus 3.43% for New YB/Ren). There are 84 sales and 229 in the population that meet this criteria.

71% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 21 & 79 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

There are only 4 sales in Fair condition and very few sales of properties with lot sizes larger than 12,000 SF. It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	23	0.934	0.995	6.6%	0.920	1.070
6	371	0.911	0.980	7.5%	0.964	0.995
7	406	0.920	0.983	6.9%	0.971	0.996
8	81	0.930	0.979	5.2%	0.953	1.005
9	11	0.879	0.923	5.0%	0.852	0.994
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1920	219	0.903	0.979	8.5%	0.957	1.001
1921-1939	126	0.898	0.964	7.4%	0.939	0.989
1940-1960	265	0.913	0.976	7.0%	0.960	0.992
1961-1980	106	0.941	1.006	6.9%	0.982	1.029
1981-2000	92	0.916	0.978	6.8%	0.953	1.004
2001-2004	84	0.966	0.992	2.7%	0.970	1.013
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
2	4	0.710	0.769	8.4%	N/A	N/A
3	751	0.917	0.977	6.6%	0.967	0.987
4	121	0.924	1.000	8.1%	0.975	1.025
5	16	0.930	0.994	6.9%	0.928	1.061
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	611	0.920	0.985	7.1%	0.975	0.996
1.5	155	0.887	0.958	8.0%	0.931	0.985
2	122	0.943	0.990	5.0%	0.969	1.010
3	4	0.957	0.984	2.8%	0.807	1.161

Area 21 & 79 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

There are only 4 sales in Fair condition and very few sales of properties with lot sizes larger than 12,000 SF. It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
0-800	108	0.919	0.985	7.2%	0.955	1.014
801-1000	181	0.909	0.976	7.4%	0.956	0.997
1001-1200	216	0.917	0.980	6.8%	0.962	0.997
1201-1500	204	0.925	0.989	6.9%	0.970	1.008
1501-2000	114	0.915	0.978	6.9%	0.951	1.005
2001-2500	52	0.911	0.966	6.0%	0.928	1.003
2501-4000	17	0.938	0.980	4.5%	0.937	1.024
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	838	0.917	0.981	7.1%	0.972	0.991
Y	54	0.929	0.968	4.2%	0.932	1.004
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	892	0.918	0.980	6.8%	0.971	0.990
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
21-1	58	0.956	0.972	1.7%	0.937	1.008
21-3	96	0.868	0.979	12.7%	0.949	1.008
21-4	60	0.941	0.992	5.4%	0.949	1.036
21-5	137	0.917	0.971	5.9%	0.944	0.997
21-7	106	0.871	0.973	11.8%	0.946	1.001
79-4	151	0.937	0.989	5.6%	0.968	1.011
79-6	112	0.935	0.987	5.6%	0.968	1.007
79-7	172	0.930	0.981	5.4%	0.960	1.001
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<3000	34	0.967	1.002	3.6%	0.957	1.046
3000-5000	318	0.912	0.978	7.3%	0.963	0.994
5001-8000	435	0.922	0.984	6.7%	0.972	0.997
8001-12000	85	0.910	0.974	7.1%	0.941	1.007
12001-16000	11	0.882	0.940	6.7%	0.841	1.039
16001-23000	9	0.854	0.910	6.6%	0.736	1.084

Area 21 & 79 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.981.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

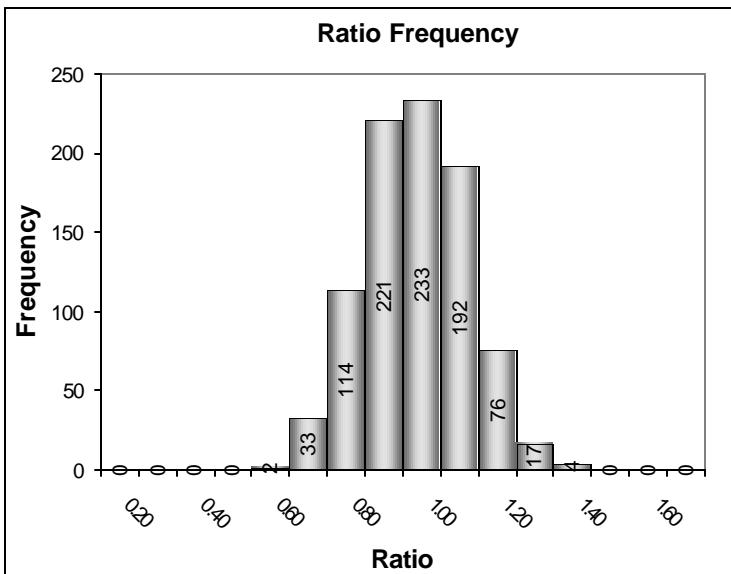
There are only 4 sales in Fair condition and very few sales of properties with lot sizes larger than 12,000 SF. It is difficult to draw valid conclusions when the sales count is low.

Area 21 Sub Area 1	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	834	0.914	0.981	7.3%	0.972	0.991
Y	58	0.956	0.972	1.7%	0.937	1.008
Area 21 Sub Area 3	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	796	0.926	0.981	5.9%	0.971	0.990
Y	96	0.868	0.979	12.7%	0.949	1.008
Area 21 Sub Area 7	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	786	0.923	0.981	6.3%	0.972	0.991
Y	106	0.871	0.973	11.8%	0.946	1.001
New YB/Ren >2000	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	808	0.911	0.979	7.4%	0.969	0.989
Y	84	0.966	0.992	2.7%	0.970	1.013

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: West Central/ Team II	Lien Date: 01/01/2004	Date of Report: 3/28/2005	Sales Dates: 1/2003 - 12/2004
Area 21 & 79	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 892			
<i>Mean Assessed Value</i>	241,400		
<i>Mean Sales Price</i>	263,000		
<i>Standard Deviation AV</i>	73,142		
<i>Standard Deviation SP</i>	88,042		
ASSESSMENT LEVEL			
<i>Arithmetic Mean Ratio</i>	0.934		
<i>Median Ratio</i>	0.931		
<i>Weighted Mean Ratio</i>	0.918		
UNIFORMITY			
<i>Lowest ratio</i>	0.573		
<i>Highest ratio:</i>	1.333		
<i>Coefficient of Dispersion</i>	11.58%		
<i>Standard Deviation</i>	0.132		
<i>Coefficient of Variation</i>	14.15%		
<i>Price Related Differential (PRD)</i>	1.018		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.921		
<i>Upper limit</i>	0.946		
95% Confidence: Mean			
<i>Lower limit</i>	0.925		
<i>Upper limit</i>	0.943		
SAMPLE SIZE EVALUATION			
<i>N (population size)</i>	8826		
<i>B (acceptable error - in decimal)</i>	0.05		
<i>S (estimated from this sample)</i>	0.132		
Recommended minimum:	28		
<i>Actual sample size:</i>	892		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	451		
# ratios above mean:	441		
<i>Z:</i>	0.335		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



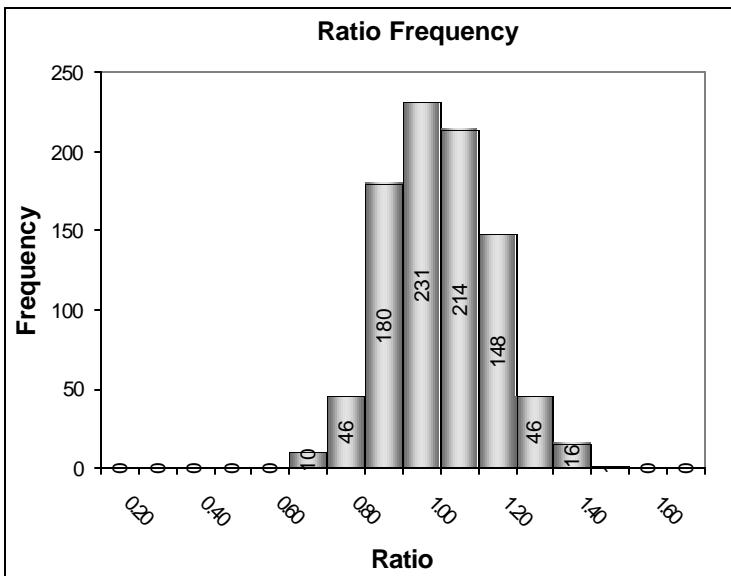
COMMENTS:

1 to 3 Unit Residences throughout Areas 21 & 79

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: West Central/ Team II	Lien Date: 01/01/2005	Date of Report: 3/28/2005	Sales Dates: 1/2003 - 12/2004
Area 21 & 79	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	892		
Mean Assessed Value	257,900		
Mean Sales Price	263,000		
Standard Deviation AV	78,384		
Standard Deviation SP	88,042		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.991		
Weighted Mean Ratio	0.981		
UNIFORMITY			
Lowest ratio	0.608		
Highest ratio:	1.410		
Coefficient of Dispersion	11.38%		
Standard Deviation	0.138		
Coefficient of Variation	13.87%		
Price Related Differential (PRD)	1.018		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.979		
Upper limit	1.006		
95% Confidence: Mean			
Lower limit	0.989		
Upper limit	1.007		
SAMPLE SIZE EVALUATION			
N (population size)	8826		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.138		
Recommended minimum:	31		
Actual sample size:	892		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	461		
# ratios above mean:	431		
Z:	1.004		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout Areas 21 & 79

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 21 & 79
(1 to 3 Unit Residences)

Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
21-1	765910	0035	37760	167200	960	0	5	1907	4	2000	N	N	1508 22ND AV S
21-1	239460	0136	38049	188000	1030	0	5	1963	3	5000	N	N	1739 25TH AV S
21-1	765910	0055	38292	216000	720	0	6	1906	4	3040	N	N	2119 S ATLANTIC ST
21-1	149830	3985	38148	191000	760	0	6	1951	3	4000	N	N	2007 30TH AV S
21-1	027200	0880	38119	300000	790	530	6	1916	4	4000	Y	N	1721 BRADNER PL S
21-1	691020	0082	37921	250000	820	0	6	1925	4	3420	Y	N	2906 S MASSACHUSETTS ST
21-1	182230	0150	37750	200000	900	0	6	1904	4	3605	N	N	1704 22ND AV S
21-1	388190	0640	37676	151999	910	0	6	1914	3	5400	N	N	1807 25TH AV S
21-1	169590	0095	37970	273000	910	250	6	1925	4	4160	N	N	1810 30TH AV S
21-1	027200	0120	38191	235000	950	0	6	1967	3	4000	N	N	1709 26TH AV S
21-1	149830	3980	37873	255000	990	0	6	1929	3	4000	N	N	2001 30TH AV S
21-1	066900	0015	37915	309950	1050	0	6	1921	4	3700	N	N	1928 30TH AV S
21-1	811110	0065	38120	305000	1100	480	6	1939	3	3960	Y	N	1807 29TH AV S
21-1	811110	0115	37656	220000	1140	0	6	1943	3	3960	N	N	1809 28TH AV S
21-1	182230	0030	38190	245000	1150	890	6	1904	3	3500	N	N	1701 22ND AV S
21-1	811110	0050	38303	335000	1170	0	6	1920	5	3960	N	N	1814 29TH AV S
21-1	182230	0120	38285	329950	1240	0	6	1904	4	3811	N	N	1518 22ND AV S
21-1	149830	3960	38195	425500	1250	0	6	1929	5	4000	N	N	2006 29TH AV S
21-1	000360	0068	37755	265000	1270	0	6	1950	4	8700	N	N	2803 S BAYVIEW ST
21-1	239460	0120	38049	188000	1310	0	6	1945	3	5000	N	N	1723 25TH AV S
21-1	239460	0121	38049	188000	1310	0	6	1945	3	5000	N	N	1733 25TH AV S
21-1	239460	0122	38049	188000	1310	0	6	1945	3	5000	N	N	1727 25TH AV S
21-1	149830	4040	37705	315000	1400	0	6	1926	4	3737	N	N	1915 30TH AV S
21-1	912200	1290	37886	394000	1480	0	6	1927	5	4500	N	N	2336 29TH AV S
21-1	885000	0970	38065	247500	1490	600	6	1909	4	3000	N	N	1510 21ST AV S
21-1	570000	0035	38313	395000	1540	0	6	1927	4	4000	N	N	2340 30TH AV S
21-1	169590	0060	38070	330000	1610	0	6	1925	4	2982	N	N	1733 30TH AV S
21-1	388190	0660	38201	265500	1660	0	6	1901	4	5400	N	N	1817 25TH AV S
21-1	149830	3820	38341	390000	1710	0	6	1925	3	6000	N	N	2103 29TH AV S
21-1	570000	0270	38020	340000	1960	420	6	1925	3	4815	N	N	2738 30TH AV S

Improved Sales Used in this Annual Update Analysis
Area 21 & 79
(1 to 3 Unit Residences)

Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
21-1	673870	0055	37890	367000	1020	200	7	1925	4	4040	N	N	2106 30TH AV S
21-1	690970	0437	38090	249500	1060	0	7	1979	3	1600	Y	N	1523 30TH AV S
21-1	570000	0050	37868	437500	1140	500	7	1928	4	4080	N	N	2354 30TH AV S
21-1	539360	1680	37957	412500	1140	180	7	1941	4	6000	N	N	2217 29TH AV S
21-1	765910	0033	38134	324000	1150	150	7	2004	3	1910	N	N	1504 22ND AV S
21-1	765910	0037	38119	330000	1150	150	7	2004	3	2088	N	N	1500 22ND AV S
21-1	674570	0045	38196	385510	1150	380	7	1951	4	4655	N	N	2308 30TH AV S
21-1	690970	0280	37813	550000	1340	430	7	1901	4	5000	Y	N	1525 31ST AV S
21-1	388190	0666	37720	260000	1390	770	7	1911	4	1350	N	N	2510 S HOLGATE ST
21-1	149830	4035	38253	460000	1500	850	7	1926	4	5000	N	N	1916 29TH AV S
21-1	912200	1305	38343	350000	1510	0	7	1926	5	4500	N	N	2352 29TH AV S
21-1	691020	0145	38224	548000	1690	0	7	1902	4	8730	Y	N	1728 29TH AV S
21-1	027200	0050	38300	400000	1770	0	7	1914	4	4000	N	N	1734 25TH AV S
21-1	209020	0035	38170	450000	1850	0	7	1908	4	4000	N	N	2113 31ST AV S
21-1	570000	0275	37721	393000	2000	0	7	1921	5	5500	N	N	2739 31ST AV S
21-1	209020	0065	37693	375000	2010	120	7	1907	4	4400	N	N	2203 31ST AV S
21-1	570000	0300	38159	563500	2080	600	7	2000	3	5000	N	N	2717 31ST AV S
21-1	691020	0005	37714	355000	3100	0	7	1985	3	4560	Y	N	2913 S ATLANTIC ST
21-1	027200	0830	37785	376000	1030	520	8	1998	3	5812	Y	N	1744 28TH AV S
21-1	027200	0820	38068	398000	1030	520	8	1998	3	5000	Y	N	1732 28TH AV S
21-1	539360	1670	37803	340000	1310	1200	8	1950	3	6000	N	N	2207 29TH AV S
21-1	027200	0180	37708	325000	1360	900	8	2003	3	4000	N	N	1535 26TH AV S
21-1	016100	0060	38322	744000	1730	0	8	1913	4	4000	Y	N	1702 30TH AV S
21-1	570000	0090	38301	539000	1840	0	8	1925	5	4872	N	N	2337 31ST AV S
21-1	239460	0160	37936	375000	2400	0	8	2003	3	4000	N	N	1734 24TH AV S
21-1	539360	1655	38111	532667	2590	0	8	2003	3	6000	Y	N	2206 28TH AV S
21-1	149830	3905	38222	455000	1780	0	9	1930	3	3240	N	N	2113 30TH AV S
21-1	027200	0900	37762	360000	2500	400	9	2003	3	4000	Y	N	1702 BRADNER PL S
21-3	812110	0135	38073	269000	620	0	6	1925	3	3858	N	N	3822 37TH AV S
21-3	795030	0766	38091	265000	620	0	6	1911	3	3146	N	N	3715 S ANDOVER ST
21-3	672570	0020	37677	192500	640	120	6	1925	3	3809	N	N	2826 29TH AV S

Improved Sales Used in this Annual Update Analysis
Area 21 & 79
(1 to 3 Unit Residences)

Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
21-3	795030	0820	37839	235000	640	0	6	1910	4	3060	N	N	4035 38TH AV S
21-3	795030	1925	37925	225000	690	690	6	1905	4	3060	N	N	4107 38TH AV S
21-3	795030	2005	38126	185000	790	0	6	1910	4	3060	N	N	4157 38TH AV S
21-3	795030	2240	38139	190500	810	0	6	1909	3	3060	N	N	4159 39TH AV S
21-3	128230	0005	37734	265900	840	620	6	1922	4	3073	N	N	3218 S BYRON ST
21-3	795030	2300	37760	225000	850	0	6	1915	4	3060	N	N	4140 38TH AV S
21-3	795030	1010	37923	211000	870	0	6	1912	3	3000	N	N	4035 37TH AV S
21-3	983420	0330	37756	223000	880	0	6	1925	3	4080	N	N	3225 36TH AV S
21-3	795030	0645	37949	310000	900	0	6	1912	4	6120	N	N	4043 39TH AV S
21-3	795030	0575	38148	259950	910	0	6	1908	4	3123	N	N	3813 S ANDOVER ST
21-3	983420	0320	37847	322500	940	0	6	1919	4	4080	N	N	3217 36TH AV S
21-3	795030	2245	37901	256500	960	0	6	1915	4	6120	N	N	4161 39TH AV S
21-3	570000	2350	38301	323000	970	0	6	1920	4	5257	N	N	2943 36TH AV S
21-3	983420	0465	38250	262500	990	0	6	1920	3	4080	N	N	3239 37TH PL S
21-3	983470	0075	37859	265000	1000	0	6	1919	3	3000	N	N	3235 37TH AV S
21-3	795030	2345	37769	260000	1010	0	6	1904	3	3060	N	N	4114 38TH AV S
21-3	570000	2285	37964	358000	1020	765	6	1917	5	3570	N	N	3512 S HANFORD ST
21-3	795030	2290	37713	250000	1020	0	6	1916	3	6120	N	N	4146 38TH AV S
21-3	983420	1795	38229	269950	1030	0	6	1907	3	4080	N	N	3841 37TH AV S
21-3	795030	0485	38240	254000	1050	0	6	1908	3	4545	N	N	4048 39TH AV S
21-3	812110	0015	37803	339900	1070	0	6	1917	4	3713	N	N	3851 38TH AV S
21-3	983420	0310	38280	329000	1080	0	6	1919	4	4080	N	N	3209 36TH AV S
21-3	795030	0555	38321	329000	1090	250	6	1912	4	5050	N	N	4008 39TH AV S
21-3	795030	2210	37873	237000	1100	1100	6	2000	3	3060	N	N	4141 39TH AV S
21-3	570000	1345	37853	310500	1110	0	6	1909	3	4427	N	N	3233 S HANFORD ST
21-3	983420	1150	38286	277500	1140	0	6	1912	3	3780	N	N	3623 YORK RD S
21-3	983420	1845	38002	285000	1210	770	6	2003	3	4080	N	N	3840 COURTLAND PL S
21-3	570000	1325	37922	290000	1210	0	6	1907	3	4250	N	N	3213 S HANFORD ST
21-3	983420	0870	37725	247500	1220	0	6	1923	3	5100	N	N	3403 34TH AV S
21-3	812110	0148	38139	240000	1240	0	6	1983	3	2872	N	N	3840 37TH AV S
21-3	812110	0146	38239	272000	1240	0	6	1983	3	2878	N	N	3834 37TH AV S

Improved Sales Used in this Annual Update Analysis
Area 21 & 79
(1 to 3 Unit Residences)

Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
21-3	983420	0625	37705	322000	1290	650	6	1922	4	4080	N	N	3311 36TH AV S
21-3	983420	1050	37694	273500	1300	0	6	1929	3	4080	N	N	3406 35TH AV S
21-3	983420	0875	37928	245000	1340	0	6	1922	3	4080	N	N	3407 34TH AV S
21-3	795030	0560	38063	343000	1360	0	6	1924	4	3838	N	N	4006 39TH AV S
21-3	983420	0110	38058	300000	1390	0	6	1903	4	4080	N	N	3241 34TH AV S
21-3	795030	0470	38140	353000	1390	0	6	1910	3	6000	N	N	4055 CASCADIA AV S
21-3	570000	3075	38300	415000	1400	0	6	1923	4	3001	N	N	3625 38TH AV S
21-3	983420	0350	38128	402000	1430	500	6	1920	4	4080	N	N	3243 36TH AV S
21-3	795030	0390	37677	435000	1430	180	6	1909	3	4500	N	N	4007 CASCADIA AV S
21-3	795030	0550	37764	294950	1440	0	6	1930	3	4040	N	N	4012 39TH AV S
21-3	983420	0010	37932	350000	1450	0	6	1915	3	4186	N	N	3207 33RD AV S
21-3	983420	0250	38301	400000	1450	0	6	2000	3	4080	N	N	3228 34TH AV S
21-3	795030	2155	38161	345000	1470	0	6	1914	4	3570	N	N	4109 39TH AV S
21-3	128230	1095	37840	240000	1500	0	6	1913	3	6000	N	N	3262 MCCLINTOCK AV S
21-3	570000	0370	37945	305000	1510	0	6	1922	4	4327	N	N	2838 30TH AV S
21-3	570000	1330	37963	350000	1610	0	6	1919	3	4250	N	N	3217 S HANFORD ST
21-3	570000	3040	38308	452000	1650	0	6	1915	4	3780	N	N	3608 37TH AV S
21-3	983420	0280	38348	500000	1780	300	6	1909	4	4573	N	N	3409 S HANFORD ST
21-3	570000	1340	38308	450000	2080	0	6	1918	4	4250	N	N	3227 S HANFORD ST
21-3	983420	0180	38142	259910	770	720	7	1973	3	4080	N	N	3209 35TH AV S
21-3	983420	0950	37971	226700	870	820	7	1984	3	4080	N	N	3415 35TH AV S
21-3	128230	0010	37803	297000	870	280	7	1921	3	3559	N	N	3214 S BYRON ST
21-3	128230	0065	38085	265000	910	910	7	1981	3	5858	N	N	3203 MCCLINTOCK AV S
21-3	983420	1780	38254	237000	960	860	7	1965	3	4080	N	N	3831 37TH AV S
21-3	983420	0507	37930	355000	990	760	7	1963	3	5406	N	N	3222 36TH AV S
21-3	795030	2200	37847	272450	1010	800	7	1955	3	6120	N	N	4135 39TH AV S
21-3	795030	0480	37875	274950	1060	600	7	1954	3	4545	N	N	3904 S DAKOTA ST
21-3	570000	3060	37848	409900	1100	800	7	1989	3	3287	N	N	3706 S COURT ST
21-3	570000	2325	38126	429850	1170	1170	7	1917	4	4206	N	N	2955 36TH AV S
21-3	570000	2070	38303	485000	1210	150	7	1908	4	4322	N	N	3122 34TH AV S
21-3	570000	3015	37888	560000	1270	460	7	1921	4	5000	N	N	3411 HUNTER BL S

Improved Sales Used in this Annual Update Analysis
Area 21 & 79
(1 to 3 Unit Residences)

Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
21-3	812110	0385	38099	340000	1330	0	7	1951	4	6180	N	N	3850 38TH AV S
21-3	570000	2455	37973	460000	1360	0	7	1924	4	4954	N	N	2962 36TH AV S
21-3	795030	2020	38320	279950	1390	0	7	1924	3	5100	N	N	4167 38TH AV S
21-3	983420	0230	38252	234000	1400	0	7	1948	3	4080	N	N	3400 S HORTON ST
21-3	570000	2440	38289	469950	1420	0	7	1924	4	4954	N	N	2946 36TH AV S
21-3	570000	1495	37834	480000	1460	500	7	1912	5	5000	N	N	2830 33RD AV S
21-3	983420	0660	37895	239000	1510	0	7	1971	3	5572	N	N	3339 36TH AV S
21-3	983420	1105	38282	297000	1520	0	7	1912	3	4080	N	N	3418 36TH AV S
21-3	570000	1140	38078	425000	1560	0	7	1922	3	5000	N	N	2842 32ND AV S
21-3	795030	2285	38180	282000	1600	0	7	1998	3	3060	N	N	4154 38TH AV S
21-3	570000	1230	38108	619000	1640	0	7	1909	4	5000	N	N	2807 33RD AV S
21-3	570000	0515	38267	500000	1640	0	7	1922	3	5000	N	N	2837 32ND AV S
21-3	570000	2400	38350	424500	1760	900	7	1947	3	8603	N	N	3601 S MOUNT BAKER BL
21-3	570000	1410	37701	479500	1780	0	7	1919	3	5019	N	N	3128 33RD AV S
21-3	570000	0410	38335	499950	1910	500	7	1918	4	5000	N	N	2817 31ST AV S
21-3	570000	1235	38323	581000	1920	0	7	1915	4	5000	N	N	2803 33RD AV S
21-3	570000	1520	37766	460000	1930	0	7	1910	3	5000	N	N	2833 34TH AV S
21-3	570000	1120	37851	417500	1970	0	7	1921	4	5000	N	N	2822 32ND AV S
21-3	983420	0270	38115	390000	1970	420	7	1948	3	6120	N	N	3210 34TH AV S
21-3	570000	2415	37790	550000	1980	360	7	1924	4	8017	N	N	2841 MOUNT RAINIER DR S
21-3	570000	0465	38208	505000	2110	0	7	1918	4	5000	N	N	2806 31ST AV S
21-3	570000	1105	37824	480000	2270	0	7	1911	4	5000	N	N	2806 32ND AV S
21-3	672570	0005	38184	374000	2270	0	7	1988	4	4548	N	N	2817 30TH AV S
21-3	570000	0485	38098	385000	1440	890	8	1954	3	5000	N	N	2826 31ST AV S
21-3	570000	3410	38344	525000	1570	0	8	1919	4	7082	N	N	3230 HUNTER BL S
21-3	570000	2970	37773	560000	1980	0	8	1913	3	4500	N	N	3323 HUNTER BL S
21-3	812110	1240	38336	675000	2060	0	8	1921	4	5459	N	N	3901 S COURT ST
21-3	570000	3025	37958	570000	2120	150	8	1914	3	5000	N	N	3403 HUNTER BL S
21-3	570000	3020	38320	865000	2440	700	8	1913	5	5000	N	N	3407 HUNTER BL S
21-3	570000	1505	37830	589500	2740	190	8	1926	4	6050	N	N	3300 S MOUNT BAKER BL
21-3	570000	0510	38166	750000	2850	0	9	1922	4	6970	N	N	3120 S MOUNT BAKER BL

Improved Sales Used in this Annual Update Analysis
Area 21 & 79
(1 to 3 Unit Residences)

Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
21-4	564960	0460	37830	149950	580	0	5	1909	4	5640	N	N	3936 S BRANDON ST
21-4	170990	0125	38229	105000	710	0	5	1910	3	3200	N	N	4558 35TH AV S
21-4	266050	0145	38026	170000	760	0	5	1902	3	4400	N	N	3251 S HUDSON ST
21-4	266050	0135	38274	215000	910	0	5	1905	4	4400	N	N	3255 S HUDSON ST
21-4	170340	0825	38048	230000	1180	0	5	1904	3	4950	N	N	3541 S FERDINAND ST
21-4	160460	0535	37823	157000	550	0	6	1954	3	2980	N	N	4523 35TH AV S
21-4	118300	0036	38154	245000	700	0	6	1918	3	7752	N	N	3548 S BRANDON ST
21-4	170340	0775	37853	229950	740	0	6	1901	3	3300	N	N	3511 S FERDINAND ST
21-4	564960	0400	37778	185330	740	0	6	1947	2	6750	N	N	5234 39TH AV S
21-4	170340	0545	38198	172550	770	0	6	1944	3	4950	N	N	3207 S EDMUNDS ST
21-4	160460	0870	37712	237950	780	0	6	1904	4	6000	N	N	4403 LETITIA AV S
21-4	170340	1045	37769	219000	790	0	6	1928	3	3300	N	N	3233 S FERDINAND ST
21-4	560900	0080	38197	210000	810	0	6	1916	3	4185	N	N	3860 LETITIA AV S
21-4	160460	0070	38057	300000	830	420	6	1900	3	3735	N	N	4531 33RD AV S
21-4	162404	9114	37768	186000	840	360	6	1931	3	6300	N	N	3005 S BRADFORD ST
21-4	160460	0100	37813	183500	840	0	6	1910	3	2980	N	N	4515 33RD AV S
21-4	688890	0120	37665	170000	860	0	6	1913	3	4880	N	N	3540 S BENNETT ST
21-4	160460	1970	37733	199900	880	0	6	1900	4	6720	N	N	4010 LEXINGTON PL S
21-4	170990	0190	37788	211500	910	500	6	1972	3	3120	N	N	4512 35TH AV S
21-4	162404	9104	38078	199300	930	0	6	1925	4	7080	N	N	3868 RENTON AV S
21-4	170340	1015	37853	200000	940	1050	6	1914	3	4400	N	N	3219 S FERDINAND ST
21-4	160460	0811	38036	183950	940	0	6	1971	3	3200	Y	N	4430 34TH AV S
21-4	118300	0055	37734	218000	950	0	6	1916	3	4284	N	N	3540 S BRANDON ST
21-4	160460	0420	38338	204100	980	240	6	1926	3	3000	N	N	4546 34TH AV S
21-4	688890	0225	37923	207500	1040	0	6	1916	3	4400	N	N	5305 RENTON AV S
21-4	170990	0140	38124	261000	1080	0	6	1908	3	5360	N	N	4552 35TH AV S
21-4	170340	1055	37823	245000	1120	0	6	1913	3	3300	N	N	3237 S FERDINAND ST
21-4	266050	0120	38224	187312	1140	0	6	1961	4	3300	N	N	5002 35TH AV S
21-4	160710	0040	38086	189950	1170	0	6	1955	3	6600	N	N	4018 RENTON AV S
21-4	160460	1290	37701	175000	1240	0	6	1983	3	3000	Y	N	4210 34TH AV S
21-4	160460	0450	38142	200000	1260	860	6	1914	3	5960	Y	N	4526 34TH AV S

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21-4	266050	0055	37854	264000	1260	260	6	1938	3	6600	N	N	3531 S HUDSON ST
21-4	160460	0850	37881	229500	1350	0	6	1983	3	5000	Y	N	4406 34TH AV S
21-4	160460	0130	37904	257000	1370	0	6	1919	5	6400	N	N	4568 33RD AV S
21-4	160710	0138	37687	246000	1450	0	6	1947	5	5405	N	N	4102 RENTON AV S
21-4	160460	0340	37845	280000	1500	0	6	1927	3	6000	N	N	4551 34TH AV S
21-4	170340	1120	38302	200000	1520	0	6	1904	4	4400	N	N	3242 S HUDSON ST
21-4	162404	9070	38006	195000	1700	0	6	1904	3	7062	N	N	3043 1/2 S COURT ST
21-4	160460	0480	38276	220000	1780	0	6	1906	3	5634	Y	N	4500 34TH AV S
21-4	170990	0135	37707	242000	740	740	7	2003	3	5680	N	N	4556 35TH AV S
21-4	170340	0756	38065	240000	940	520	7	1994	3	3300	N	N	3501 S FERDINAND ST
21-4	160460	0385	38103	234000	1040	670	7	1975	3	6000	N	N	4560 34TH AV S
21-4	162404	9213	38103	205000	1220	920	7	1954	2	14040	N	N	3814 RENTON AV S
21-4	160710	0079	37924	281500	1230	700	7	1996	3	5200	N	N	4022 31ST AV S
21-4	170990	0105	38288	365000	1250	200	7	1941	3	9750	N	N	3514 S ALASKA ST
21-4	253950	0005	38040	300000	1308	946	7	2000	3	5661	N	N	2830 S BRADFORD PL
21-4	253950	0009	38259	310000	1310	950	7	2000	3	5863	N	N	2814 S BRADFORD PL
21-4	560900	0326	37846	237500	1320	0	7	1960	4	5000	N	N	3847 LETITIA AV S
21-4	160460	0540	38096	195000	1430	0	7	1917	3	5960	N	N	4527 35TH AV S
21-4	160710	0047	37722	265000	1680	410	7	2003	3	2500	Y	N	4003 31ST AV S
21-4	160710	0050	37858	274900	1680	410	7	2003	3	2500	Y	N	4007 31ST AV S
21-4	160710	0052	37900	274900	1680	410	7	2003	3	2500	Y	N	4009 31ST AV S
21-4	160710	0056	37935	274900	1680	410	7	2003	3	2500	Y	N	4013 31ST AV S
21-4	160710	0049	37755	275500	1680	410	7	2003	3	2500	Y	N	4005 31ST AV S
21-4	160710	0054	38174	289950	1680	410	7	2003	3	2500	Y	N	4015 31ST AV S
21-4	160460	2010	38089	295000	1690	390	7	2002	3	2290	N	N	4013 34TH AV S
21-4	564960	0290	38182	310000	2080	0	7	1960	3	11600	N	N	3740 S BRANDON ST
21-4	160460	0670	37907	280500	1350	870	8	1999	3	4500	N	N	4426 LETITIA AV S
21-4	160460	0097	38125	344450	1670	0	8	2004	3	2980	N	N	4517 33RD AV S
21-4	162404	9123	37880	390000	2110	1520	9	2003	3	7128	N	N	4032 MARTIN LUTHER KING JR WY S
21-5	333050	1905	37879	135000	430	0	5	1912	3	3090	N	N	4243 S MEAD ST
21-5	333300	1415	37964	138000	620	0	5	1907	4	3500	N	N	3826 S MORGAN ST

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
21-5	234130	0345	37833	164850	690	0	5	1915	3	3700	N	N	3631 S FINDLAY ST
21-5	234130	0320	37902	172000	790	0	5	1965	3	7500	N	N	3641 S FINDLAY ST
21-5	333100	1390	37993	195000	480	480	6	1914	2	5244	N	N	5711 RENTON AV S
21-5	333100	0420	38300	150500	520	500	6	1918	3	4750	N	N	5425 RENTON AV S
21-5	100500	0150	37684	125000	590	0	6	1950	3	5040	N	N	4418 S OTHELLO ST
21-5	333300	2602	37705	155000	620	0	6	1925	3	3354	N	N	3835 S HOLLY ST
21-5	381240	0146	37704	136700	640	0	6	1926	3	8442	N	N	4214 S MORGAN ST
21-5	333050	2011	37666	224800	720	70	6	1909	5	4365	N	N	4218 S JUNEAU ST
21-5	333300	2750	37834	189000	740	0	6	1931	3	7360	N	N	6744 40TH AV S
21-5	381240	0751	37762	173000	760	0	6	1942	3	5243	N	N	6811 46TH AV S
21-5	100500	0062	37832	169950	780	0	6	1950	3	4600	N	N	4415 S MYRTLE ST
21-5	333100	0530	37700	185000	780	0	6	1919	3	5150	N	N	3839 S LUCILE ST
21-5	660700	0170	38057	260000	780	300	6	1910	3	4176	N	N	4204 S HOLLY ST
21-5	333100	0605	38182	253000	800	0	6	1904	3	7500	N	N	5508 RENTON AV S
21-5	333100	1625	37753	189000	820	0	6	1909	4	5100	N	N	5714 39TH AV S
21-5	110500	0861	37922	169000	830	0	6	1918	3	6000	N	N	4806 S MYRTLE ST
21-5	110800	0440	38212	199900	840	0	6	1920	4	4000	N	N	4820 S OTHELLO ST
21-5	110800	0355	37894	237000	850	290	6	1946	3	4000	N	N	4815 S GARDEN ST
21-5	811310	1050	38134	248000	850	120	6	1925	3	4332	N	N	5954 44TH AV S
21-5	110800	0490	37796	172400	860	300	6	1914	3	4000	N	N	4615 S GARDEN ST
21-5	381240	0796	38120	175000	860	0	6	1907	3	5879	N	N	4431 S WILLOW ST
21-5	333050	0616	38225	238500	860	0	6	1925	3	3708	N	N	4240 S FINDLAY ST
21-5	333100	0835	38047	218000	860	0	6	1942	3	4635	N	N	3946 S FINDLAY ST
21-5	333300	2751	37825	239000	880	0	6	1909	3	8464	N	N	6748 40TH AV S
21-5	234180	0195	37764	189950	890	0	6	1947	4	5000	N	N	3635 S LUCILE ST
21-5	333250	0140	37874	225000	890	0	6	1925	3	3885	N	N	5952 44TH AV S
21-5	333100	0610	38288	250000	890	0	6	1918	3	5000	N	N	5510 RENTON AV S
21-5	333250	0275	38272	254850	890	230	6	1909	3	3300	N	N	4229 S JUNEAU ST
21-5	333300	2790	37967	154000	900	0	6	1948	3	5016	N	N	6712 40TH AV S
21-5	110800	0255	38317	235000	910	830	6	1910	3	4000	N	N	4816 S GARDEN ST
21-5	110500	0170	38246	150000	920	0	6	1910	3	4704	N	N	4604 S MORGAN ST

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
21-5	333250	0730	38267	220000	920	0	6	1923	4	6300	N	N	4211 S RAYMOND ST
21-5	381240	0609	37736	235000	920	0	6	1918	4	8509	N	N	4309 S HOLLY ST
21-5	381240	0609	38120	240000	920	0	6	1918	4	8509	N	N	4309 S HOLLY ST
21-5	811310	0150	38329	246250	920	0	6	1948	3	11970	N	N	5959 39TH AV S
21-5	234130	0295	37636	158000	930	0	6	1914	3	5000	N	N	3628 S ORCAS ST
21-5	333100	1025	38019	159000	950	0	6	1971	3	4980	N	N	3912 S ORCAS ST
21-5	333050	1930	37802	175000	960	0	6	1908	3	5150	N	N	4229 S MEAD ST
21-5	110800	0245	37728	185200	960	0	6	1918	3	4000	N	N	4824 S GARDEN ST
21-5	333050	2075	38205	202000	970	0	6	1902	3	5150	N	N	4254 S JUNEAU ST
21-5	333050	2075	38149	210000	970	0	6	1902	3	5150	N	N	4254 S JUNEAU ST
21-5	234130	0455	38331	216000	980	0	6	1918	3	5000	N	N	3632 S FINDLAY ST
21-5	381240	0386	37887	140000	1020	0	6	1916	3	8636	N	N	4318 S WARSAW ST
21-5	333050	0570	38254	172660	1020	0	6	1904	3	6695	N	N	4214 S FINDLAY ST
21-5	110800	0160	37746	199000	1030	0	6	1907	3	7360	N	N	4807 S ORCHARD ST
21-5	333100	0545	37755	185000	1030	0	6	1916	3	5150	N	N	3833 S LUCILE ST
21-5	333300	0930	38135	189950	1030	0	6	1947	3	5000	N	N	3919 S WARSAW ST
21-5	333100	0890	38222	215000	1030	0	6	1902	3	4635	N	N	3947 S FINDLAY ST
21-5	333100	0435	38000	136500	1040	0	6	1908	3	5950	N	N	5503 RENTON AV S
21-5	110800	0450	38031	155000	1040	0	6	1911	3	4000	N	N	4812 S OTHELLO ST
21-5	333250	0235	37887	225000	1040	0	6	1924	3	4400	N	N	4253 S JUNEAU ST
21-5	381240	0505	37643	185000	1070	0	6	1948	3	6604	N	N	4518 S HOLLY ST
21-5	688254	0010	38062	220000	1090	0	6	1971	4	7920	N	N	7103 44TH AV S
21-5	811310	0080	38259	216000	1090	0	6	1943	3	8268	N	N	5923 39TH AV S
21-5	333300	2730	37739	180000	1110	200	6	1948	3	7268	N	N	4024 S WILLOW ST
21-5	381240	0338	38247	199000	1110	0	6	1913	4	4590	N	N	6517 45TH AV S
21-5	333100	1585	38335	231200	1120	710	6	1910	4	5150	N	N	5717 39TH AV S
21-5	110800	0589	38062	212000	1120	0	6	1957	4	6000	N	N	7267 48TH AV S
21-5	333300	0805	38259	260000	1130	500	6	1908	4	5000	N	N	3926 S WARSAW ST
21-5	333300	0035	38266	200000	1160	0	6	1900	4	5000	N	N	3939 S GRAHAM ST
21-5	333250	0920	38050	206000	1170	0	6	1982	3	6180	N	N	4219 S SPENCER ST
21-5	381240	0860	37718	155000	1180	0	6	1949	3	5000	N	N	7004 44TH AV S

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21-5	333100	0155	38342	330000	1200	0	6	1906	3	5150	N	N	3912 S LUCILE ST
21-5	333300	0425	38085	213900	1230	0	6	1942	3	5000	N	N	3946 S ANGEL PL
21-5	110800	0270	37932	225000	1260	0	6	1911	4	4000	N	N	4806 S GARDEN ST
21-5	110500	0875	37664	180000	1290	0	6	1916	3	8190	N	N	4819 S FRONTENAC ST
21-5	333100	1031	38100	193000	1320	0	6	1914	3	3825	N	N	5607 39TH AV S
21-5	333250	0670	38211	165000	1330	0	6	1920	3	6300	N	N	4245 S RAYMOND ST
21-5	333300	0265	38050	235000	1330	0	6	1948	4	5000	N	N	3931 S EDDY ST
21-5	333250	0680	38203	195000	1370	0	6	1925	3	3150	N	N	4241 S RAYMOND ST
21-5	381240	0306	37781	179000	1370	0	6	1918	3	5335	N	N	4449 S MORGAN ST
21-5	333100	1947	37880	289500	1420	240	6	1928	3	6160	N	N	3912 S JUNEAU ST
21-5	333100	0170	37908	299500	1420	0	6	1989	3	7725	N	N	3855 S BRANDON ST
21-5	333050	0581	37915	205000	1450	0	6	1917	3	4120	N	N	4220 S FINDLAY ST
21-5	333250	0260	38351	255000	1506	0	6	1920	3	3300	N	N	4241 S JUNEAU ST
21-5	333100	2045	38177	230000	1520	0	6	1949	4	5400	N	N	5813 39TH AV S
21-5	333050	0586	38064	205000	1580	0	6	1905	3	4635	N	N	4222 S FINDLAY ST
21-5	381240	0522	37921	256000	1590	0	6	1920	3	5350	N	N	6719 46TH AV S
21-5	381240	0135	37831	215000	1600	0	6	1927	3	5166	N	N	4206 S MORGAN ST
21-5	333250	0865	37784	215000	1700	0	6	1909	4	6695	N	N	4255 S SPENCER ST
21-5	381240	0596	37662	320000	2470	1500	6	1913	5	8190	N	N	4315 S HOLLY ST
21-5	381240	0105	37786	241900	780	350	7	1954	3	5500	N	N	4230 S EDDY ST
21-5	333300	0555	38282	205000	820	0	7	1948	3	5000	N	N	3906 S MORGAN ST
21-5	272404	9164	38117	169500	850	0	7	1959	3	4944	N	N	6918 42ND AV S
21-5	660700	0026	37971	245000	870	240	7	1954	3	7360	N	N	6522 43RD AV S
21-5	381240	0177	37762	231950	880	0	7	1954	3	6350	N	N	4249 S EDDY ST
21-5	110800	0620	38327	233000	910	200	7	1955	3	5500	N	N	4624 S OTHELLO ST
21-5	234180	0205	37763	194000	940	130	7	1951	3	5000	N	N	3631 S LUCILE ST
21-5	234180	0025	38300	270000	940	940	7	1954	3	4900	N	N	3551 S BRANDON ST
21-5	333250	0715	38117	262000	1000	250	7	1960	3	4725	N	N	4219 S RAYMOND ST
21-5	381240	0480	37900	210000	1020	0	7	1965	3	5080	N	N	4441 S WARSAW ST
21-5	381240	0874	38198	200000	1040	0	7	1956	3	8201	N	N	4427 S FRONTENAC ST
21-5	272404	9146	38273	250000	1060	0	7	1954	3	6000	N	N	4600 S HOLLY ST

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21-5	110800	0525	37930	281000	1070	400	7	1980	3	5000	N	N	4641 S GARDEN ST
21-5	272404	9192	38225	252500	1080	0	7	1979	3	6120	N	N	4229 S FRONTENAC ST
21-5	333250	0450	38117	229000	1080	0	7	1951	3	5277	N	N	4249 S KENNY ST
21-5	660700	0175	37893	255000	1090	350	7	1955	3	5766	N	N	6614 42ND AV S
21-5	333100	2375	37971	260000	1100	640	7	1994	3	5485	N	N	3927 S MEAD ST
21-5	333300	0136	38288	265000	1100	1100	7	1968	3	5000	N	N	3916 S EDDY ST
21-5	333100	2325	37778	250000	1110	520	7	1978	3	5150	N	N	3921 S ORCAS ST
21-5	272404	9189	37911	275000	1110	800	7	1977	3	5400	N	N	4638 S ORCHARD ST
21-5	333100	1195	37900	175000	1120	450	7	1969	3	4845	N	N	5609 RENTON AV S
21-5	333100	1405	38036	254950	1120	800	7	1964	3	5625	N	N	5705 RENTON AV S
21-5	333300	0010	38195	229000	1130	1130	7	1916	3	5980	N	N	3951 S GRAHAM ST
21-5	333100	0791	37858	249000	1140	720	7	1964	3	5150	N	N	3943 S LUCILE ST
21-5	333100	2420	37776	245000	1160	280	7	1953	3	8103	N	N	3926 S JUNEAU ST
21-5	333050	1150	38257	270000	1180	0	7	1927	3	6180	N	N	4215 S FINDLAY ST
21-5	381240	0200	37788	223000	1240	340	7	1958	3	8255	N	N	4326 S MORGAN ST
21-5	333100	1340	37985	212000	1270	400	7	1997	3	2399	N	N	5803 RENTON AV S
21-5	811310	0730	38079	196000	1280	1040	7	1949	3	5880	N	N	4213 S BATEMAN ST
21-5	272404	9182	38041	288000	1280	1200	7	1977	3	8000	N	N	4811 S MYRTLE ST
21-5	272404	9138	38034	275000	1320	600	7	1956	3	5517	N	N	7102 46TH AV S
21-5	333300	2792	37998	224000	1350	650	7	1985	3	4535	N	N	6710 40TH AV S
21-5	381240	0886	37903	261500	1380	500	7	1961	3	10147	N	N	4443 S FRONTENAC ST
21-5	381240	0799	38140	330000	1450	950	7	2004	3	5497	N	N	4427 S WILLOW ST
21-5	381240	0667	37818	270000	1460	1300	7	1967	3	7620	N	N	4225 S BRIGHTON ST
21-5	811310	0600	37985	225000	1500	0	7	1912	3	4200	N	N	4238 S GRAHAM ST
21-5	333050	1210	37648	264500	1520	530	7	1910	4	6180	N	N	4218 S ORCAS ST
21-5	333050	1865	37848	246000	1560	500	7	1965	3	8670	N	N	4400 S JUNEAU ST
21-5	381240	0873	37890	210990	1570	0	7	1956	3	8201	N	N	4421 S FRONTENAC ST
21-5	333100	0150	37869	315000	1570	0	7	2002	3	3090	N	N	3910 S LUCILE ST
21-5	333300	0665	37882	286500	1730	0	7	1923	3	6500	N	N	3939 S MORGAN ST
21-5	333050	1965	38129	370500	2020	0	7	1999	3	6180	N	N	4211 S MEAD ST
21-5	333050	1975	38336	325000	2040	0	7	1908	3	6180	N	N	4203 S MEAD ST

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
21-5	660700	0080	38190	347000	1290	1040	8	2004	3	7308	N	N	6509 43RD AV S
21-5	333100	1555	38189	304995	1390	990	8	1996	3	4017	N	N	3812 S MEAD ST
21-5	333100	2155	37872	214000	1500	0	8	1999	3	2575	N	N	3927 S BRANDON ST
21-5	333100	2160	37994	219000	1500	0	8	1999	3	2575	N	N	3923 S BRANDON ST
21-5	272404	9216	38209	340000	1500	990	8	2004	3	5646	N	N	4607 S MYRTLE ST
21-5	042700	0065	38114	335000	1780	1640	8	1979	3	9108	N	N	7112 45TH AV S
21-5	333050	1903	38261	313000	1800	0	8	2004	3	3090	N	N	4245 S MEAD ST
21-5	333250	0410	37896	319500	2020	0	8	2003	3	3300	N	N	4248 S KENNY ST
21-5	100500	0099	38093	290000	2260	960	8	1990	3	4092	N	N	7133 45TH AV S
21-5	100500	0099	38104	370000	2260	960	8	1990	3	4092	N	N	7133 45TH AV S
21-5	333050	0515	38023	325000	1560	0	9	2003	3	3090	N	N	4221 S LUCILE ST
21-7	144350	0770	38105	178000	630	0	5	1916	3	7722	N	N	7618 46TH AV S
21-7	333600	1475	37917	165000	720	0	5	1918	3	3000	N	N	8651 WABASH AV S
21-7	342010	0020	38229	123800	860	0	5	1909	3	3663	N	N	8610 45TH AV S
21-7	333600	1610	37916	167000	960	0	5	1918	3	6000	N	N	8728 HAMLET AV S
21-7	144350	0561	37666	139050	550	0	6	1954	3	4244	N	N	7618 48TH AV S
21-7	144350	0150	38226	183500	630	400	6	1932	3	5511	N	N	4806 S KENYON ST
21-7	040200	0075	38282	199000	680	600	6	1950	4	5830	N	N	7931 44TH PL S
21-7	040200	0215	37798	160000	700	0	6	1951	4	5650	N	N	7932 45TH AV S
21-7	258930	0030	38231	148000	720	0	6	1904	3	17600	N	N	4821 S FONTANELLE ST
21-7	040200	0110	37750	174950	770	190	6	1951	3	5508	N	N	7926 44TH PL S
21-7	400600	0089	38132	214500	780	0	6	1949	5	6230	N	N	8411 RENTON AV S
21-7	354090	0035	38125	210000	780	0	6	1912	3	4815	N	N	7631 46TH AV S
21-7	400600	0090	38351	214500	780	0	6	1949	3	5214	N	N	8403 RENTON AV S
21-7	713530	0165	37844	188650	790	0	6	1909	3	5000	N	N	8307 48TH AV S
21-7	390410	0250	38182	196500	790	0	6	1917	3	4725	N	N	7823 46TH AV S
21-7	333600	1061	38196	234000	800	0	6	1914	5	4000	N	N	8630 WABASH AV S
21-7	265800	0259	38008	174000	810	0	6	1949	3	5000	N	N	4835 S KENYON ST
21-7	342010	0110	37649	165000	830	200	6	1919	3	9000	N	N	8603 RENTON AV S
21-7	144350	0115	37740	178000	830	0	6	1912	3	8150	N	N	4815 S CHICAGO ST
21-7	713530	0285	37624	192990	830	400	6	1948	3	4600	N	N	8312 49TH AV S

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
21-7	144350	1005	37656	165000	840	0	6	1916	3	8150	N	N	4627 S CHICAGO ST
21-7	144350	0661	38140	196000	860	0	6	1923	3	9744	N	N	4818 S AUSTIN ST
21-7	333600	1310	38257	244110	930	0	6	1975	3	4500	N	N	8745 HAMLET AV S
21-7	265800	0270	38191	172000	940	0	6	1907	3	4500	N	N	7917 50TH AV S
21-7	144350	1045	37764	176000	940	0	6	1919	3	8600	N	N	4610 S KENYON ST
21-7	390410	0115	37651	178000	950	0	6	1912	3	5547	N	N	4515 S HOLDEN ST
21-7	040200	0165	38084	144000	960	0	6	1951	3	6630	N	N	7953 45TH AV S
21-7	342010	0060	38229	189000	960	160	6	1906	3	6300	N	N	8607 45TH AV S
21-7	354090	0050	38268	200000	960	0	6	1922	3	3531	N	N	7641 46TH AV S
21-7	713530	0065	38061	207000	960	0	6	1918	4	7790	N	N	4706 S ROSE ST
21-7	144350	0360	37868	242500	1000	0	6	1920	3	7752	N	N	4808 S CHICAGO ST
21-7	144350	0534	37736	193000	1010	0	6	1939	3	10140	N	N	4821 S AUSTIN ST
21-7	144350	0595	37924	169000	1020	0	6	1957	3	7380	N	N	4832 S HOLDEN ST
21-7	262404	9108	38117	223000	1030	600	6	1920	3	6192	N	N	5115 S MEDLEY CT
21-7	400600	0012	38320	205950	1040	0	6	1924	3	6557	N	N	7916 RENTON AV S
21-7	160160	0015	38111	170000	1050	0	6	1919	3	6000	N	N	4519 S KENYON ST
21-7	262404	9115	38169	289000	1080	0	6	1920	3	5460	N	N	5134 S MEDLEY CT
21-7	110800	0710	38190	225000	1106	0	6	1914	3	4000	N	N	4649 S OTHELLO ST
21-7	160160	0250	38313	245000	1130	350	6	1915	3	9300	N	N	8303 46TH AV S
21-7	144350	1035	38101	227500	1130	0	6	1908	3	7785	N	N	4602 S KENYON ST
21-7	665900	0055	38170	165000	1200	0	6	1958	3	5250	N	N	8640 45TH AV S
21-7	160160	0310	38272	242000	1210	0	6	1927	3	7500	N	N	8324 46TH AV S
21-7	212370	0095	38034	199950	1270	780	6	1905	3	7630	N	N	8423 48TH AV S
21-7	680410	0070	38103	200000	1330	0	6	1952	4	4200	N	N	8658 45TH AV S
21-7	333600	0170	38126	305000	1330	0	6	1914	3	6500	N	N	8355 WOLCOTT AV S
21-7	144350	0725	37826	223950	1350	0	6	1914	3	7553	N	N	4625 S AUSTIN ST
21-7	333600	1621	37909	214500	1400	0	6	1920	3	4500	N	N	8732 HAMLET AV S
21-7	144350	0721	38166	215000	1400	0	6	1952	3	6972	N	N	4631 S AUSTIN ST
21-7	333600	1300	37917	250000	1540	0	6	1926	3	6000	N	N	8751 HAMLET AV S
21-7	342010	0160	38064	217500	1560	0	6	1906	4	7560	N	N	8610 44TH AV S
21-7	160160	0265	38279	242000	1590	0	6	1914	4	9300	N	N	8309 46TH AV S

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21-7	144350	0275	38233	250000	1660	0	6	1920	3	6232	N	N	4833 S HOLDEN ST
21-7	144350	0512	38124	230000	2280	0	6	1906	3	12240	N	N	4825 S AUSTIN ST
21-7	665900	0006	38064	175950	760	0	7	1952	3	4644	N	N	8621 45TH AV S
21-7	400600	0121	37783	157000	780	0	7	1953	3	7000	N	N	8621 RENTON AV S
21-7	400600	0121	38202	225000	780	0	7	1953	3	7000	N	N	8621 RENTON AV S
21-7	342404	9102	38063	230000	830	500	7	1958	3	5100	N	N	8326 48TH AV S
21-7	400600	0122	37881	179000	860	0	7	1950	3	7650	N	N	8631 RENTON AV S
21-7	144350	0160	37970	217000	870	870	7	1954	3	8466	N	N	4816 S KENYON ST
21-7	265800	0070	37789	208000	900	840	7	1980	3	7560	N	N	5004 S ELMGROVE ST
21-7	160160	0024	37743	189250	920	310	7	1950	3	6600	N	N	4603 S KENYON ST
21-7	144350	0766	38238	189950	950	0	7	1952	3	5068	N	N	7610 46TH AV S
21-7	144350	0666	38335	207000	960	0	7	1951	3	6720	N	N	4812 S AUSTIN ST
21-7	722040	0007	37971	180000	1000	0	7	1963	3	4750	N	N	8649 RENTON AV S
21-7	212370	0151	37764	249950	1000	0	7	1992	3	6000	N	N	4708 S CLOVERDALE ST
21-7	212370	0068	37830	181475	1010	0	7	1960	3	7425	N	N	8419 50TH AV S
21-7	212370	0201	37690	157000	1020	0	7	1954	3	8060	N	N	8435 50TH AV S
21-7	258930	0252	37769	183200	1050	0	7	1964	3	5000	N	N	4634 S AUSTIN ST
21-7	144350	0365	37784	187950	1060	0	7	1966	3	6232	N	N	4812 S CHICAGO ST
21-7	941290	0038	37966	310000	1060	0	7	1932	3	5280	N	N	5151 S OTHELLO ST
21-7	144350	0778	38167	275000	1070	1070	7	1950	3	5060	N	N	4606 S HOLDEN ST
21-7	333600	0455	38128	217950	1080	0	7	1959	3	6000	N	N	8311 DUNCAN AV S
21-7	258930	0152	38006	220000	1110	800	7	1953	3	5040	N	N	7330 46TH AV S
21-7	390410	0014	38093	250000	1110	500	7	1967	3	6000	N	N	7523 45TH AV S
21-7	342404	9005	38298	182000	1120	0	7	1966	3	7800	N	N	4806 S THISTLE ST
21-7	333600	0180	37886	242000	1120	0	7	1949	3	6000	N	N	8349 WOLCOTT AV S
21-7	770140	0065	38322	269000	1150	860	7	1955	3	7080	N	N	7906 WOLCOTT AV S
21-7	110800	0695	38231	279000	1150	1000	7	1981	3	5200	N	N	4643 S OTHELLO ST
21-7	212370	0073	38201	229000	1180	0	7	1960	3	5060	N	N	8405 50TH AV S
21-7	258930	0110	38176	269950	1190	760	7	1979	3	7250	N	N	4640 S FONTANELLE ST
21-7	342404	9062	37951	209950	1200	900	7	1962	3	6150	N	N	7907 48TH AV S
21-7	713530	0265	37907	205000	1200	0	7	1950	3	5000	N	N	4905 S ROSE ST

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21-7	342404	9002	38264	250000	1200	0	7	1977	3	7650	N	N	4625 S KENYON ST
21-7	941240	0110	38021	280000	1210	1000	7	1959	3	7458	N	N	7716 52ND AV S
21-7	390410	0009	38159	270000	1210	300	7	1951	3	7020	N	N	7519 46TH AV S
21-7	258930	0093	37937	235000	1220	0	7	1953	3	5760	N	N	4802 S FONTANELLE ST
21-7	258930	0035	38063	224000	1260	0	7	1952	3	11200	N	N	4809 S FONTANELLE ST
21-7	390410	0025	37627	227000	1280	800	7	1968	3	5600	N	N	7516 44TH AV S
21-7	431110	0030	38140	305000	1330	810	7	1992	3	6409	N	N	4458 S THISTLE PL
21-7	144350	0652	38243	324500	1340	1060	7	2003	3	6638	N	N	4832 S AUSTIN ST
21-7	342404	9101	37804	198000	1460	0	7	1958	3	5000	N	N	8106 49TH AV S
21-7	680410	0115	37883	443000	1465	1230	7	1953	3	11340	N	N	4505 S TRENTON ST
21-7	941290	0046	38321	449850	1540	280	7	1910	5	6000	N	N	7315 SEWARD PARK AV S
21-7	770140	0040	37764	256000	1590	1500	7	1955	3	6840	N	N	7919 DUNCAN AV S
21-7	341960	0170	37737	175000	1640	0	7	1957	3	6450	N	N	8434 46TH AV S
21-7	941290	0026	37826	260000	1670	110	7	1950	3	5940	N	N	5121 S OTHELLO ST
21-7	040200	0235	37672	208000	1710	0	7	1984	3	5600	N	N	7964 45TH AV S
21-7	258930	0036	37823	225000	1820	0	7	1982	3	6420	N	N	4815 S FONTANELLE ST
21-7	400600	0113	38209	288000	1910	0	7	1980	3	9417	N	N	4478 S CLOVERDALE ST
21-7	352404	9006	37904	225000	1940	0	7	1900	3	8692	N	N	7938 DUNCAN AV S
21-7	941240	0069	37735	459900	2120	0	7	1928	4	7946	N	N	7775 SEWARD PARK AV S
21-7	212370	0196	38148	326500	2290	0	7	1905	3	8580	N	N	8444 48TH AV S
21-7	352404	9142	38254	371800	1550	520	8	1955	3	8480	N	N	7915 SEWARD PARK AV S
21-7	333600	1325	37799	232950	1610	0	8	1930	3	6000	N	N	8735 HAMLET AV S
21-7	352404	9079	37993	501200	1750	220	8	1929	2	5170	N	N	7963 SEWARD PARK AV S
21-7	333600	0850	38275	412000	2240	0	8	2003	3	4431	N	N	8459 SEWARD PARK AV S
79-4	171190	0030	37818	133000	670	0	5	1916	3	4000	N	N	5315 32ND AV S
79-4	785700	1905	38092	158000	580	0	6	1942	3	7500	N	N	6742 28TH AV S
79-4	933180	0650	37869	146500	590	590	6	1918	3	5000	N	N	5418 33RD AV S
79-4	933180	0115	37737	165000	600	0	6	1913	3	3700	N	N	5409 33RD AV S
79-4	785700	3840	38163	190500	600	0	6	1916	3	4200	N	N	2530 S GRAHAM ST
79-4	786650	0025	38349	245000	650	650	6	1916	3	5000	N	N	5511 32ND AV S
79-4	333300	2300	37858	248000	670	220	6	1934	3	9007	N	N	6525 33RD AV S

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79-4	785700	0740	38349	241000	670	0	6	1927	3	6612	N	N	2407 S ORCAS ST
79-4	234130	0565	38195	236925	680	350	6	1922	3	3040	N	N	5314 33RD AV S
79-4	933180	0615	37751	150000	710	0	6	1916	3	6200	N	N	5402 33RD AV S
79-4	739440	0095	37638	144000	720	0	6	1948	3	4000	Y	N	5407 31ST AV S
79-4	266050	0286	37786	156000	720	0	6	1948	3	6644	N	N	3212 S DAWSON ST
79-4	786650	0035	37886	165000	740	0	6	1923	3	5000	N	N	5519 32ND AV S
79-4	157110	0145	37758	186000	790	0	6	1910	3	5684	N	N	6209 30TH AV S
79-4	933180	0230	38181	255000	810	720	6	2001	3	4100	N	N	3206 S ORCAS ST
79-4	206960	0065	38162	251800	810	180	6	1944	3	5568	N	N	5017 26TH AV S
79-4	933180	0375	37802	172000	830	0	6	1943	3	5250	N	N	3307 S ORCAS ST
79-4	785700	0940	37631	170000	830	0	6	1953	4	5480	N	N	2840 S JUNEAU ST
79-4	274210	0018	38167	232840	840	340	6	1952	3	5156	N	N	3047 S DAWSON ST
79-4	789060	0115	38205	244000	840	0	6	1920	3	6300	N	N	5933 32ND AV S
79-4	268560	0065	37722	200000	870	0	6	1925	3	7140	N	N	5902 BEACON AV S
79-4	212404	9224	37967	168000	880	0	6	1953	3	7176	N	N	5042 31ST AV S
79-4	785700	3350	38336	225000	890	0	6	1946	4	6028	N	N	5911 28TH AV S
79-4	785700	0750	38294	207000	920	880	6	1919	3	4207	N	N	5816 BEACON AV S
79-4	274210	0290	38286	200000	1030	200	6	1948	3	8292	N	N	5049 30TH AV S
79-4	785700	3610	37658	199950	1030	0	6	1941	4	5004	N	N	2467 S SPENCER ST
79-4	268560	0090	37634	260000	1030	500	6	1921	3	6969	N	N	5929 25TH AV S
79-4	212404	9028	37777	200000	1060	0	6	1979	3	8555	N	N	3006 S BRANDON ST
79-4	785700	1810	37959	182000	1060	0	6	1953	3	5600	N	N	6602 28TH AV S
79-4	274210	0288	37679	159000	1080	0	6	1967	3	8943	N	N	5045 30TH AV S
79-4	333300	2172	38058	210000	1080	0	6	1979	3	6800	N	N	3553 B S MORGAN ST
79-4	266050	0215	38313	187000	1080	0	6	1903	3	4836	N	N	3203 S HUDSON ST
79-4	785700	3975	38292	280000	1080	200	6	1922	3	5641	N	N	6412 BEACON AV S
79-4	175670	0105	37805	220000	1090	350	6	1910	3	3300	N	N	3106 S FERDINAND ST
79-4	367740	0340	38124	215000	1090	0	6	1940	3	4800	N	N	4934 BEACON AV S
79-4	417460	0041	38209	300000	1090	0	6	1926	3	19745	N	N	4726 26TH AV S
79-4	785700	0430	37708	207000	1110	290	6	1921	3	22275	N	N	2802 S ORCAS ST
79-4	212404	9162	38225	315950	1160	600	6	1929	4	7356	N	N	5037 32ND AV S

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79-4	785700	1710	37830	287625	1190	0	6	1924	3	18751	N	N	6420 31ST AV S
79-4	529520	0085	38271	322735	1260	0	6	1919	3	6120	N	N	2809 S ALASKA PL
79-4	333300	2162	37708	145000	1320	0	6	1979	3	5264	N	N	3555 A S MORGAN ST
79-4	434630	0030	37762	247000	1340	0	6	1928	3	10737	N	N	3015 S EDMUNDS ST
79-4	333300	2160	38230	175000	1350	0	6	1979	3	4982	N	N	3557 S MORGAN ST
79-4	333300	2164	37801	198500	1350	0	6	1979	3	6800	N	N	3555 B S MORGAN ST
79-4	785700	1900	37874	202000	1400	0	6	1955	3	6000	N	N	6740 28TH AV S
79-4	105900	0025	38307	205000	1440	0	6	1911	3	3300	N	N	3106 S HUDSON ST
79-4	541410	0325	38336	283000	1740	0	6	2004	3	2692	N	N	4700 S MCCOY PL
79-4	367740	0530	37650	200000	1800	0	6	1920	3	7388	N	N	5322 BEACON AV S
79-4	429970	0085	37797	199500	820	0	7	1949	3	5350	N	N	3117 S GRAHAM ST
79-4	785700	1545	37809	185400	830	0	7	1953	3	5000	N	N	2912 S MORGAN ST
79-4	428740	0015	37908	199950	850	0	7	1952	3	6250	N	N	2653 S MORGAN ST
79-4	785700	4110	37698	218500	880	0	7	1952	3	6150	N	N	2624 S MORGAN ST
79-4	785700	0825	38100	272000	890	200	7	1948	3	8400	N	N	2523 S ORCAS ST
79-4	785700	4210	37749	215000	920	0	7	1929	3	3640	N	N	6610 BEACON AV S
79-4	274210	0277	38160	186000	920	0	7	1953	3	4500	N	N	5033 30TH AV S
79-4	785700	1225	37881	236000	930	700	7	1954	3	5000	N	N	2837 S JUNEAU ST
79-4	785700	1220	38069	263000	930	700	7	1954	3	5000	N	N	2841 S JUNEAU ST
79-4	175670	0025	37783	205000	940	660	7	1997	3	3300	N	N	3035 S EDMUNDS ST
79-4	171190	0340	37872	181000	940	0	7	1954	3	3780	N	N	5313 29TH AV S
79-4	785700	3515	37832	227000	950	0	7	1951	3	5148	N	N	6003 28TH AV S
79-4	785700	3941	38287	216000	960	960	7	1910	3	7560	N	N	2547 S GRAHAM ST
79-4	329570	0060	37798	334900	960	760	7	1941	4	5525	N	N	4820 27TH AV S
79-4	233630	0095	38194	215000	970	290	7	1953	3	5827	N	N	6008 30TH AV S
79-4	266050	0283	37916	191500	970	0	7	1956	3	5500	Y	N	5034 32ND AV S
79-4	157110	0100	38050	255000	970	970	7	1931	3	5250	N	N	3018 S GRAHAM ST
79-4	785700	3921	37745	215100	970	0	7	1969	3	6000	N	N	2560 S EDDY ST
79-4	157110	0100	38315	304000	970	970	7	1931	3	5250	N	N	3018 S GRAHAM ST
79-4	333300	1805	38075	250000	1000	500	7	1967	3	14606	Y	N	3331 S GRAHAM ST
79-4	417460	0277	37777	262500	1000	310	7	1949	3	8400	N	N	2703 S DAWSON ST

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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
79-4	417460	0026	38302	278000	1000	920	7	1971	3	5369	N	N	2531 S AMERICUS ST
79-4	441060	0135	38013	238038	1000	0	7	1955	3	6164	N	N	6863 27TH AV S
79-4	417460	0317	38189	160000	1010	0	7	1954	3	5776	N	N	2521 S DAWSON ST
79-4	274210	0268	38072	204000	1010	0	7	1969	3	8223	N	N	5023 30TH AV S
79-4	087700	0145	37852	205000	1020	830	7	1953	3	4331	N	N	2953 S GRAHAM ST
79-4	785700	0125	37648	232500	1020	0	7	1946	3	5712	N	N	5450 BEACON AV S
79-4	785700	0455	38133	305000	1020	610	7	1955	3	13749	N	N	2810 S ORCAS ST
79-4	233630	0015	38176	210000	1040	180	7	1953	3	5814	N	N	6015 32ND AV S
79-4	233630	0035	38009	238000	1040	1040	7	1953	3	5814	N	N	6020 31ST AV S
79-4	233630	0115	37939	252000	1040	190	7	1953	3	6498	N	N	6015 30TH AV S
79-4	233630	0025	38321	260000	1040	190	7	1953	3	5814	N	N	6025 32ND AV S
79-4	212404	9092	38141	372500	1060	450	7	1948	3	6325	Y	N	4919 29TH AV S
79-4	785700	3675	37845	188000	1070	0	7	1952	3	7502	N	N	2486 S SPENCER ST
79-4	417460	0388	38036	227000	1080	400	7	1966	3	5616	N	N	5318 26TH AV S
79-4	367740	0270	38243	265000	1100	280	7	1940	3	4800	N	N	4867 24TH AV S
79-4	333300	2252	38166	230000	1110	710	7	1968	3	4700	N	N	3331 A S MORGAN ST
79-4	212404	9286	38175	242000	1110	700	7	1982	3	8216	N	N	3001 S ANGELINE ST
79-4	157110	0110	38294	295000	1110	400	7	1957	3	6390	N	N	3006 S GRAHAM ST
79-4	941840	0205	37854	219000	1120	140	7	1912	3	8040	N	N	6026 33RD AV S
79-4	417460	0323	37813	227000	1130	0	7	1954	3	6328	N	N	5212 26TH AV S
79-4	785700	1433	38162	265000	1160	600	7	1993	3	5000	N	N	2906 S GRAHAM ST
79-4	417460	0352	37650	258000	1160	1160	7	1956	3	6707	N	N	2415 S DAWSON ST
79-4	274210	0090	37918	271000	1170	0	7	1923	3	5275	N	N	3002 S DAWSON ST
79-4	785700	4161	37727	235500	1180	400	7	1954	3	6250	N	N	2632 S MORGAN ST
79-4	333300	2026	38027	307500	1200	870	7	2003	3	5242	N	N	3538 B S MORGAN ST
79-4	023500	0125	37949	240000	1210	420	7	1954	3	6231	N	N	2451 S EDMUNDS ST
79-4	785700	1255	37797	240000	1220	800	7	1956	3	9076	N	N	5919 SHAFFER AV S
79-4	789060	0114	37844	265000	1220	820	7	1993	3	5700	N	N	5937 32ND AV S
79-4	166250	0051	37722	239000	1220	800	7	1963	3	6600	N	N	6724 38TH AV S
79-4	785700	1914	38247	330000	1220	900	7	1990	3	6802	N	N	6754 28TH AV S
79-4	785700	1912	38119	322000	1220	900	7	1990	3	6190	N	N	6750 28TH AV S

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79-4	274210	0106	38280	310000	1260	860	7	1995	3	6268	N	N	5210 30TH AV S
79-4	868530	0075	38168	289000	1260	700	7	1947	3	7787	N	N	2449 S COLUMBIAN WY
79-4	785700	1527	38008	330000	1290	860	7	1997	3	5646	N	N	6418 SHAFFER AV S
79-4	663440	0090	37851	290000	1300	960	7	1980	3	5020	N	N	2533 S BRANDON CT
79-4	785700	3660	37822	233000	1310	0	7	1953	3	6468	N	N	2470 S SPENCER ST
79-4	612650	0050	38086	270000	1330	800	7	1969	3	7657	Y	N	2823 S BATEMAN ST
79-4	212404	9233	38131	258000	1330	0	7	1977	3	9600	N	N	5004 30TH AV S
79-4	941840	0295	38097	250000	1340	580	7	1957	3	6720	N	N	6038 32ND AV S
79-4	143820	0060	38092	257500	1350	810	7	1964	3	6000	N	N	6304 33RD AV S
79-4	333300	1792	38265	275000	1390	910	7	1984	3	7623	N	N	3341 A S GRAHAM ST
79-4	367740	0505	38148	288000	1420	0	7	1920	3	3928	N	N	5304 BEACON AV S
79-4	333300	2581	38280	208620	1440	0	7	1998	3	4560	N	N	6533 38TH AV S
79-4	222404	9077	37691	228000	1440	0	7	2000	3	3955	N	N	5818 32ND AV S
79-4	710710	0015	38244	390000	1440	970	7	2004	3	3800	N	N	5212 32ND AV S
79-4	428740	0005	37683	207950	1450	0	7	1951	3	5456	N	N	2665 S MORGAN ST
79-4	175670	0100	37900	299950	1500	0	7	1913	4	3300	N	N	3104 S FERDINAND ST
79-4	274210	0125	37900	360000	1580	1580	7	1955	3	7860	Y	N	5204 29TH AV S
79-4	333300	2442	37916	242500	1590	0	7	1990	3	7140	N	N	3508 S HOLLY ST
79-4	417460	0232	37967	250000	1640	560	7	1951	3	6235	N	N	5015 24TH PL S
79-4	207010	0095	38128	318000	1650	380	7	1941	3	10761	N	N	4916 26TH AV S
79-4	529520	0155	37755	230000	1820	0	7	1999	3	3060	N	N	2835 S ALASKA PL
79-4	941840	0130	37816	209950	1940	0	7	1965	3	7980	N	N	6107 35TH AV S
79-4	549120	0050	37974	350000	1990	580	7	1962	3	11512	N	N	5529 26TH AV S
79-4	333300	2305	37895	340000	2320	0	7	2003	3	5169	N	N	6509 33RD AV S
79-4	785700	0812	37881	350000	2330	0	7	2003	3	6095	N	N	2544 S JUNEAU ST
79-4	212404	9014	38275	475000	2500	800	7	1980	3	13496	Y	N	2904 S HUDSON ST
79-4	429970	0050	38268	380000	2770	0	7	1995	3	6000	N	N	6325 32ND AV S
79-4	367740	0695	37638	259950	1090	810	8	1951	3	4800	N	N	4886 24TH AV S
79-4	367740	0285	37875	250000	1190	0	8	1929	3	4980	N	N	2323 S COLUMBIAN WY
79-4	333300	2028	37977	307500	1200	900	8	2003	3	7698	N	N	3538 S MORGAN ST
79-4	262165	0050	38085	320000	1200	880	8	2003	3	6300	N	N	6601 36TH AV S

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79-4	417460	0238	37799	310000	1220	0	8	1949	3	6209	N	N	5015 25TH AV S
79-4	663440	0010	38275	322000	1350	920	8	1986	3	5200	N	N	2534 S BRANDON CT
79-4	941840	0325	38198	395000	1380	1070	8	2004	3	7616	N	N	6006 32ND AV S
79-4	417460	0264	38162	360000	1430	300	8	1953	3	5481	N	N	5011 27TH AV S
79-4	785700	0606	37890	320000	1560	460	8	2003	3	6874	N	N	2520 B S ORCAS ST
79-4	439520	0011	38189	291500	1640	0	8	1949	3	7875	N	N	5009 28TH AV S
79-4	785700	0609	37881	332000	1730	0	8	2003	3	5000	N	N	2520 D S ORCAS ST
79-4	367740	0575	38240	345000	1870	510	8	1947	3	7950	N	N	2403 S FERDINAND ST
79-4	417460	0072	37827	395000	2040	670	8	1997	3	5722	Y	N	2424 S FERDINAND ST
79-4	262165	0070	37943	353000	2120	800	8	2003	3	5250	N	N	6604 36TH AV S
79-4	785700	0607	37831	350000	2200	0	8	2003	3	5000	N	N	2520 C S ORCAS ST
79-4	212404	9082	38042	302000	2200	0	8	1989	3	7320	Y	N	4811 29TH AV S
79-4	785700	0610	37704	365000	2330	0	8	2003	3	5165	N	N	2520 A S ORCAS ST
79-4	743900	0025	38271	414000	2340	500	8	1989	3	5355	Y	N	5425 25TH AV S
79-4	333300	2580	37894	305000	2360	0	8	2003	3	5031	N	N	6525 38TH AV S
79-4	739440	0125	38247	491158	2380	860	8	1992	3	4000	N	N	5418 31ST AV S
79-4	262165	0060	38147	398950	2420	800	8	2004	3	5500	N	N	6600 36TH AV S
79-4	785700	0608	37795	356000	2440	0	8	2003	3	5000	N	N	2520 E S ORCAS ST
79-4	417460	0228	38126	334000	1370	1000	9	1953	3	7467	N	N	5035 25TH AV S
79-4	789060	0160	37960	318000	1408	870	9	2000	3	4000	N	N	5949 32ND AV S
79-6	733840	0190	38120	160000	420	0	5	1950	3	2312	N	N	7808 35TH AV S
79-6	060300	0360	37817	121500	700	0	5	1942	3	4000	N	N	9223 38TH AV S
79-6	060300	2025	37876	179000	1150	0	5	1910	3	4400	N	N	8815 41ST AV S
79-6	060300	0630	38308	174000	630	0	6	1926	3	4000	N	N	9406 38TH AV S
79-6	789630	0171	37798	171000	630	0	6	1942	3	6034	N	N	9241 37TH AV S
79-6	060300	0330	37970	190000	660	0	6	1948	3	5000	N	N	9243 38TH AV S
79-6	724350	0035	37748	215000	680	110	6	1925	3	6492	N	N	8316 BEACON AV S
79-6	060300	0430	37700	195000	730	0	6	1944	3	4000	N	N	9320 37TH AV S
79-6	060300	1700	37926	125000	810	0	6	1915	3	4000	N	N	9412 39TH AV S
79-6	060300	0331	38341	214000	810	0	6	1941	3	3500	N	N	9239 38TH AV S
79-6	789630	0670	38238	180000	820	160	6	1928	3	7200	N	N	9041 36TH AV S

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79-6	303120	0180	37763	159000	860	0	6	1928	3	8906	N	N	7342 33RD AV S
79-6	733840	0193	37825	198000	860	370	6	1949	3	2331	N	N	3503 S PORTLAND ST
79-6	060300	0505	37760	184000	880	0	6	1942	3	8000	N	N	9309 38TH AV S
79-6	400600	0363	38317	180000	900	0	6	1922	3	9622	N	N	3944 S ELMGROVE ST
79-6	272404	9070	38105	203000	900	100	6	1930	3	5206	N	N	3524 S CHICAGO ST
79-6	303120	0135	37851	200000	980	0	6	1926	4	10456	N	N	7203 35TH AV S
79-6	060300	1165	37736	235400	1010	140	6	1918	3	4560	Y	N	9020 39TH AV S
79-6	060300	0850	38044	220000	1020	0	6	1921	3	4200	N	N	9207 39TH AV S
79-6	272404	9113	38023	175000	1030	0	6	1947	3	7680	N	N	3532 S KENYON ST
79-6	272404	9178	38097	275000	1030	410	6	1926	3	10640	N	N	3541 S CHICAGO ST
79-6	060300	0810	37880	189000	1060	0	6	1930	3	4000	N	N	9237 39TH AV S
79-6	733840	0191	38233	242000	1060	500	6	1949	3	3010	N	N	3505 S PORTLAND ST
79-6	060300	0435	37888	195000	1080	0	6	1942	3	6000	N	N	9324 37TH AV S
79-6	400600	0402	37644	240000	1390	0	6	1926	4	9000	N	N	3922 S THISTLE ST
79-6	400600	0407	37686	245000	1430	0	6	1925	3	8995	N	N	3928 S THISTLE ST
79-6	400600	0233	37887	205000	1490	0	6	1968	3	13800	N	N	8415 44TH AV S
79-6	060300	1526	37853	166950	820	0	7	1952	3	9486	N	N	9414 HARADEN PL S
79-6	688252	0020	37740	218000	820	820	7	1973	3	6681	N	N	8305 42ND PL S
79-6	400600	0432	38008	171000	830	0	7	1965	3	5775	N	N	3901 S THISTLE ST
79-6	789630	0052	38245	215000	850	0	7	1952	3	6250	N	N	9018 36TH AV S
79-6	512900	0007	38287	225000	890	230	7	1952	3	4537	N	N	2889 S MYRTLE ST
79-6	810190	0230	37958	200000	960	200	7	1952	3	6250	N	N	3952 S PILGRIM ST
79-6	060300	0245	38148	249000	960	230	7	1957	3	4000	N	N	9206 37TH AV S
79-6	400600	0258	37838	165000	970	0	7	1968	3	6225	N	N	8323 43RD AV S
79-6	400600	0459	38177	178000	970	0	7	1968	3	7523	N	N	3923 S SULLIVAN ST
79-6	060300	1975	37888	240000	970	970	7	1974	3	6485	Y	N	9015 CARKEEK DR S
79-6	400600	0258	38281	215000	970	0	7	1968	3	6225	N	N	8323 43RD AV S
79-6	724350	0110	38201	249000	990	600	7	1954	3	5650	Y	N	8442 BEACON AV S
79-6	303120	0101	38152	230000	1010	400	7	1965	3	5400	N	N	7222 33RD AV S
79-6	303120	0111	37902	252500	1010	1010	7	1965	3	5400	N	N	7230 33RD AV S
79-6	400600	0425	38302	255000	1010	500	7	1966	3	5447	N	N	3931 S THISTLE ST

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79-6	303120	0305	37764	226700	1010	190	7	1952	3	8906	N	N	7321 33RD AV S
79-6	724350	0090	38246	245000	1020	400	7	1963	3	4484	Y	N	8422 BEACON AV S
79-6	342404	9060	37979	250000	1020	500	7	1957	3	6040	N	N	8024 36TH AV S
79-6	789630	0051	38280	217000	1030	0	7	1951	3	6250	N	N	9012 36TH AV S
79-6	060300	1020	37893	222500	1040	140	7	1929	3	4000	N	N	9015 39TH AV S
79-6	810190	0495	37768	240000	1040	480	7	1997	3	7500	N	N	3732 S PERRY ST
79-6	400600	0464	38183	226450	1040	0	7	1953	3	9350	N	N	8617 42ND AV S
79-6	400600	0463	38339	260000	1040	0	7	1953	3	10285	N	N	8621 42ND AV S
79-6	400310	0070	37635	210000	1060	550	7	1970	3	6134	N	N	8423 38TH AV S
79-6	060300	1725	38278	233000	1070	0	7	1934	3	5800	N	N	9440 CARKEEK DR S
79-6	400600	0474	37739	180000	1080	0	7	1968	3	8089	N	N	3907 S SULLIVAN ST
79-6	688251	0020	38239	275000	1080	1010	7	1979	3	5210	N	N	4209 S ELMGROVE ST
79-6	060300	0465	37679	249900	1100	780	7	1956	3	6100	N	N	9345 38TH AV S
79-6	285380	0010	37631	245000	1110	500	7	1968	3	5077	N	N	8501 39TH AV S
79-6	285380	0060	37910	237000	1110	500	7	1970	3	4930	N	N	3811 S SULLIVAN ST
79-6	285380	0050	38288	270000	1110	800	7	1970	3	5378	N	N	3813 S SULLIVAN ST
79-6	400600	0446	37761	232000	1120	700	7	1959	3	5000	N	N	3948 S CLOVERDALE ST
79-6	400600	0585	38268	315000	1120	810	7	1996	3	5280	N	N	8417 39TH AV S
79-6	733840	0265	38264	235000	1150	420	7	1959	3	5000	N	N	7806 BEACON AV S
79-6	810190	0575	37791	202000	1160	770	7	1997	3	7500	N	N	3765 S PERRY ST
79-6	400600	0393	38071	270000	1164	400	7	1992	3	9174	N	N	3948 S THISTLE ST
79-6	789630	0122	38163	275000	1180	520	7	1987	3	5912	N	N	3604 S BARTON ST
79-6	400600	0452	38281	237000	1200	450	7	1962	3	5500	N	N	3926 S CLOVERDALE ST
79-6	060300	1090	37851	205500	1200	0	7	1962	3	4058	N	N	8801 39TH AV S
79-6	785700	3027	37882	325000	1210	1160	7	1986	3	7066	N	N	7160 BEACON AV S
79-6	810190	0030	37939	225000	1230	400	7	1941	3	6000	N	N	9604 40TH AV S
79-6	060300	0325	38023	210000	1230	0	7	1966	3	4000	N	N	9247 38TH AV S
79-6	383960	0031	38307	290000	1230	600	7	1960	3	6048	N	N	8342 36TH AV S
79-6	789630	0161	37893	195000	1240	0	7	1955	3	6250	N	N	9220 36TH AV S
79-6	060300	1520	37860	226750	1250	410	7	1953	3	7966	N	N	9430 HARADEN PL S
79-6	400600	0479	37945	282682	1250	780	7	1999	3	5675	N	N	3935 S CLOVERDALE ST

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79-6	400600	0286	38344	305000	1250	670	7	1994	3	6721	N	N	4244 S ROSE ST
79-6	400600	0162	37949	245000	1280	940	7	1980	3	6225	N	N	8639 44TH AV S
79-6	342404	9110	37796	247500	1290	340	7	1959	3	5814	N	N	7919 37TH AV S
79-6	884240	0035	38282	175500	1300	0	7	1960	3	8456	N	N	3714 S KENYON ST
79-6	810190	0415	38336	283500	1310	950	7	1968	3	7200	N	N	9670 41ST AV S
79-6	868550	0226	37908	281500	1320	500	7	1959	3	5600	N	N	3522 S PORTLAND ST
79-6	810190	0405	37917	242327	1340	1000	7	1969	3	7200	N	N	9658 41ST AV S
79-6	400600	0441	37949	216500	1390	400	7	1978	3	5800	N	N	3908 S CLOVERDALE ST
79-6	724350	0020	38169	265000	1390	500	7	1951	3	5433	Y	N	8040 BEACON AV S
79-6	868550	0265	37677	256000	1420	0	7	1958	3	5880	N	N	3539 S PORTLAND ST
79-6	383960	0052	38287	303600	1430	600	7	1977	3	7706	N	N	8454 36TH AV S
79-6	733840	0420	37770	249950	1440	1000	7	1971	3	3749	N	N	3501 S MONROE ST
79-6	400600	0470	38271	237000	1440	0	7	1957	3	8976	N	N	8613 42ND AV S
79-6	060300	0535	37649	197000	1450	0	7	1958	3	5000	N	N	9410 37TH AV S
79-6	272404	9131	38096	304000	1460	1460	7	1957	4	7432	N	N	3524 S WEBSTER ST
79-6	810190	0375	37658	260000	1500	960	7	1963	3	7500	N	N	3945 S PILGRIM ST
79-6	383960	0058	37755	230000	1500	0	7	1961	3	6547	N	N	8425 37TH AV S
79-6	400600	0625	38225	243800	1530	0	7	1999	3	7300	N	N	4245 S THISTLE ST
79-6	810190	0040	38085	268000	1560	170	7	1948	3	5900	N	N	9605 40TH AV S
79-6	060300	1095	37963	268000	1620	780	7	1993	3	4800	N	N	8806 39TH AV S
79-6	400600	0488	37798	310000	1730	660	7	2003	3	7129	N	N	3925 F CLOVERCREST ST
79-6	400600	0490	37785	310000	1730	660	7	2003	3	5777	N	N	3925 G S CLOVERDALE ST
79-6	400600	0486	37777	318000	1730	660	7	2003	3	7794	N	N	3925 E S CLOVERDALE ST
79-6	400600	0466	37918	298000	1732	660	7	2003	3	6906	N	N	3925 D S CLOVERDALE ST
79-6	400600	0418	38106	304500	1940	0	7	1999	3	5794	N	N	3937 S THISTLE ST
79-6	884240	0010	37999	245000	1977	0	7	1956	3	17020	N	N	7714 37TH AV S
79-6	383960	0018	37673	234000	2030	0	7	1961	3	5960	N	N	8317 37TH AV S
79-6	060300	1010	38265	388000	2360	0	7	2004	3	4000	N	N	9019 30TH AV S
79-6	060300	0650	38285	310000	2440	0	7	1999	3	4000	N	N	9422 38TH AV S
79-6	400600	0496	37810	318000	2590	360	7	2003	3	6161	N	N	3925 C CLOVERCREST ST
79-6	400600	0494	37791	320000	2590	360	7	2003	3	6110	N	N	3925 B S CLOVERDALE ST

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79-6	400600	0492	37784	322000	2590	360	7	2003	3	11387	N	N	3925 A S CLOVERDALE ST
79-6	400600	0494	38306	350000	2590	360	7	2003	3	6110	N	N	3925 B S CLOVERDALE ST
79-6	272404	9205	37789	288000	1120	600	8	1999	3	5883	N	N	35TH AV S
79-6	810190	0518	37830	265000	1340	800	8	1998	3	7500	N	N	3707 S PERRY ST
79-6	060300	0525	37684	307000	1360	930	8	2003	3	4506	N	N	9400 37TH AV S
79-6	303120	0200	38194	365000	1370	930	8	2004	3	5624	N	N	7353 35TH AV S
79-6	400600	0388	37956	367000	1770	650	8	2003	3	7351	Y	N	7970 39TH AV S
79-6	060300	0530	37790	313000	2320	0	8	2003	3	4507	N	N	9406 37TH AV S
79-7	733840	2245	38260	195000	620	0	5	1925	3	7500	N	N	3008 S CHICAGO ST
79-7	282210	0030	37810	150000	720	0	5	1946	3	4850	N	N	6045 24TH AV S
79-7	524880	0545	37645	135000	740	0	5	1932	3	4000	N	N	5573 22ND AV S
79-7	524880	0545	38225	194750	740	0	5	1932	3	4000	N	N	5573 22ND AV S
79-7	060000	0550	38314	365000	630	320	6	1930	3	17612	N	N	1731 S ANGELINE ST
79-7	785700	3710	38244	160000	640	0	6	1948	3	7920	N	N	6008 24TH AV S
79-7	167340	0090	38134	186000	660	540	6	1930	3	5200	N	N	8438 34TH AV S
79-7	944830	0031	38286	256350	660	660	6	1919	3	8450	N	N	1516 S DAWSON ST
79-7	524880	0590	37852	190000	670	640	6	1940	4	4000	N	N	5537 22ND AV S
79-7	088600	0135	37977	157000	680	0	6	1943	3	6944	N	N	2963 S WEBSTER ST
79-7	088600	0090	38145	210000	700	0	6	1943	3	7457	N	N	7520 MILITARY RD S
79-7	754980	1510	37869	249000	710	500	6	1918	3	6720	N	N	5519 18TH AV S
79-7	175370	0565	38054	208000	720	150	6	1940	3	5000	N	N	2440 S WARSAW ST
79-7	524880	0290	38118	250000	720	670	6	1942	3	4000	N	N	5532 20TH AV S
79-7	373280	0287	38092	249950	740	300	6	1906	4	7263	N	N	4969 17TH AV S
79-7	373280	0316	37887	202000	750	0	6	1949	3	4005	N	N	4974 15TH AV S
79-7	754980	0140	37670	150000	760	0	6	1918	3	3060	N	N	1612 S BENNETT ST
79-7	524880	0120	37770	229000	770	0	6	1924	3	6000	N	N	5401 21ST AV S
79-7	367790	0085	38293	225000	770	0	6	1944	3	6075	N	N	2012 S COLUMBIAN WY
79-7	000740	0055	37852	165000	780	0	6	1921	3	8820	N	N	8339 BEACON AV S
79-7	524880	0345	37712	145000	780	0	6	1942	3	4000	N	N	5574 20TH AV S
79-7	754980	1700	37882	175000	780	0	6	1942	3	5600	N	N	5545 17TH AV S
79-7	524880	0760	37832	210000	780	180	6	1950	3	4000	N	N	5555 23RD AV S

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79-7	754980	1670	38043	208000	780	0	6	1942	3	4480	N	N	5567 17TH AV S
79-7	754980	1990	38104	209500	780	0	6	1949	3	4860	N	N	5551 16TH AV S
79-7	944830	0018	37725	223800	820	820	6	1928	3	7198	N	N	1344 S DAWSON ST
79-7	212404	9073	37886	224000	820	0	6	1944	3	8960	N	N	5500 23RD AV S
79-7	175370	0150	38155	190000	830	400	6	1930	3	4200	N	N	2415 S WARSAW ST
79-7	524880	0570	37712	220000	830	0	6	1952	3	6000	N	N	5555 22ND AV S
79-7	055500	0135	37804	175000	840	0	6	1900	3	16883	N	N	2111 S GRAHAM ST
79-7	282210	0160	37673	174000	860	0	6	1957	3	6305	N	N	6202 GOULD AV S
79-7	088600	0110	38240	218000	860	290	6	1943	3	7103	N	N	2931 S WEBSTER ST
79-7	212404	9139	37768	223500	860	180	6	1945	3	3914	Y	N	5817 20TH AV S
79-7	373280	0510	37686	220000	860	0	6	1954	3	8500	N	N	1730 S PEARL ST
79-7	944830	0026	38240	265000	880	0	6	1938	3	4200	N	N	5122 15TH AV S
79-7	754980	1435	38258	150000	900	0	6	1947	3	5040	N	N	5563 18TH AV S
79-7	171490	0445	38054	245000	950	600	6	1918	3	6960	N	N	5918 19TH AV S
79-7	733840	1340	38001	213000	960	0	6	1971	3	5850	N	N	3225 S HOLDEN ST
79-7	785700	3755	37858	240950	990	140	6	1925	3	4401	N	N	6017 BEACON AV S
79-7	171490	0047	38075	229000	1000	0	6	1947	3	5445	N	N	5831 17TH AV S
79-7	373280	0355	37757	184000	1020	0	6	1949	3	5494	N	N	1518 S SHELTON ST
79-7	055500	0075	38274	269000	1020	0	6	1919	4	5012	N	N	2210 S EDDY ST
79-7	524880	0765	38145	225000	1050	0	6	1950	3	4000	N	N	5549 23RD AV S
79-7	733840	1880	38349	230000	1060	0	6	1940	3	7500	N	N	3043 S HOLDEN ST
79-7	754980	1890	38121	225000	1070	600	6	1922	4	3243	N	N	5538 15TH AV S
79-7	373280	0380	37812	285000	1070	0	6	1938	4	5592	N	N	1560 S SHELTON ST
79-7	373280	0380	38105	298000	1070	0	6	1938	4	5592	N	N	1560 S SHELTON ST
79-7	305860	0066	37782	143000	1110	0	6	1900	3	5085	N	N	6423 23RD AV S
79-7	944830	0135	38084	349950	1140	0	6	1914	3	14500	N	N	1523 S DAWSON ST
79-7	055500	0122	38247	265000	1160	0	6	1906	3	12087	N	N	2070 S EDDY ST
79-7	754980	0200	37761	245000	1170	400	6	1918	4	6121	N	N	1402 S BENNETT ST
79-7	524880	0445	38211	243000	1180	0	6	1942	3	4600	N	N	5501 21ST AV S
79-7	373280	0525	37628	202850	1190	220	6	1926	3	5015	N	N	4980 17TH AV S
79-7	754980	0169	38329	238000	1190	0	6	1930	3	2600	N	N	5221 17TH AV S

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79-7	305860	0005	37677	142000	1290	0	6	1942	3	5600	N	N	6435 23RD AV S
79-7	733840	1800	38321	265000	1290	0	6	1930	3	7500	N	N	3056 S HOLDEN ST
79-7	373280	0505	38320	332000	1370	620	6	1941	3	10710	N	N	1736 S PEARL ST
79-7	944830	0140	37755	254500	1460	950	6	1990	4	7250	N	N	1509 S DAWSON ST
79-7	373280	0196	37735	239950	1500	300	6	1909	3	7216	N	N	1515 S PEARL ST
79-7	282210	0150	38020	187950	1840	0	6	1952	3	5820	N	N	6208 GOULD AV S
79-7	770760	0050	38323	269888	1950	1180	6	1911	3	5326	N	N	6315 BEACON AV S
79-7	733840	1910	37889	215000	615	835	7	1997	3	2500	N	N	3031 C S HOLDEN ST
79-7	733840	1915	38085	223000	615	835	7	1997	3	2500	N	N	3031 B S HOLDEN ST
79-7	754980	1950	37890	190000	750	400	7	1952	3	4428	N	N	5571 16TH AV S
79-7	033900	0015	37900	230000	760	300	7	1947	3	6201	N	N	2610 S AVON CREST PL
79-7	324160	0026	38139	179950	770	0	7	1959	3	5000	N	N	8827 36TH AV S
79-7	282210	0175	37817	205000	790	500	7	1978	3	4850	N	N	6122 GOULD AV S
79-7	170840	0690	38029	189000	800	0	7	1941	3	5225	N	N	2131 S PEARL ST
79-7	754980	1776	37734	209000	840	840	7	1918	3	3360	N	N	1615 S LUCILE ST
79-7	733840	1635	37749	232000	840	410	7	1972	3	5000	N	N	3039 S AUSTIN ST
79-7	170840	0140	37795	226155	890	0	7	1941	3	6552	N	N	4831 COLUMBIA DR S
79-7	170840	0745	37690	189000	900	0	7	1941	3	5046	N	N	5202 COLUMBIA DR S
79-7	170840	0405	37944	236000	900	0	7	1941	3	6828	N	N	5107 20TH AV S
79-7	373280	0440	38148	319500	900	420	7	1949	3	5525	N	N	4964 17TH AV S
79-7	171490	0800	37942	208500	940	0	7	1909	3	6960	Y	N	6008 19TH AV S
79-7	212404	9163	37919	226500	960	0	7	1989	3	15150	N	N	1924 S GRAHAM ST
79-7	060000	0291	38161	230000	980	800	7	1947	3	7660	N	N	1536 S FERDINAND ST
79-7	373280	0365	38051	351000	980	400	7	1938	3	11122	N	N	1536 S SHELTON ST
79-7	000520	0069	37915	266000	1000	740	7	1954	3	4978	N	N	6784 MARS AV S
79-7	754980	1957	37854	205000	1010	0	7	1968	3	4320	N	N	5561 16TH AV S
79-7	754980	0735	38280	285000	1010	300	7	1943	3	6720	N	N	5311 17TH AV S
79-7	524880	0205	37847	260000	1020	1020	7	1997	3	6204	Y	N	5543 20TH AV S
79-7	000180	0136	38181	197500	1020	0	7	1952	3	4620	N	N	1735 S COLUMBIAN WY
79-7	060000	0558	38323	335000	1040	700	7	1950	3	10244	N	N	1737 S ANGELINE ST
79-7	000180	0080	37986	230000	1070	300	7	1940	3	5662	N	N	1711 S SNOQUALMIE ST

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79-7	733840	2150	37895	249950	1070	1030	7	1977	3	6400	N	N	3029 S PORTLAND ST
79-7	373280	0515	37788	295000	1080	490	7	1970	3	9377	N	N	1718 S PEARL ST
79-7	524880	0265	37832	201000	1090	0	7	1970	3	4000	N	N	5514 20TH AV S
79-7	061340	0140	37914	240000	1110	730	7	1977	3	5158	N	N	6809 VISTA AV S
79-7	061340	0150	38224	305000	1160	520	7	1977	3	5008	N	N	6813 VISTA AV S
79-7	186740	0105	37655	245000	1180	600	7	1947	3	8400	N	N	2314 S DEAN CT
79-7	373280	0395	38156	252000	1180	230	7	1942	3	6200	N	N	1702 S SHELTON ST
79-7	175370	0190	37866	285000	1180	800	7	1980	3	7301	Y	N	6610 SWIFT AV S
79-7	754980	1894	38119	262500	1180	580	7	2004	3	1886	N	N	5540 B 15TH AV S
79-7	754980	1892	38114	259950	1180	580	7	2004	3	1348	N	N	5540 A 15TH AV S
79-7	524880	0450	37900	239000	1190	0	7	1934	3	4600	N	N	5500 21ST AV S
79-7	000520	0114	37938	274000	1190	550	7	1978	3	5778	N	N	6748 MARS AV S
79-7	373280	0430	38260	275000	1190	0	7	1944	3	9120	N	N	1746 S SHELTON ST
79-7	754980	2005	38222	206000	1200	0	7	1912	3	6480	N	N	5541 16TH AV S
79-7	785700	3715	37837	280000	1200	600	7	1951	3	9821	N	N	6029 BEACON AV S
79-7	088600	0145	37883	178000	1210	0	7	1943	3	6919	N	N	2975 S WEBSTER ST
79-7	524880	0200	38075	330000	1210	560	7	1984	3	5280	Y	N	5539 20TH AV S
79-7	373280	0285	38071	323950	1220	220	7	1948	3	7263	N	N	1554 S PEARL ST
79-7	733840	0881	38215	211500	1230	0	7	1961	3	5014	N	N	7809 BEACON AV S
79-7	170840	0465	38040	228000	1250	0	7	1941	3	5225	N	N	2124 S PEARL ST
79-7	000180	0011	38238	210000	1260	0	7	1921	3	9260	N	N	1509 S SNOQUALMIE ST
79-7	170840	0375	38162	223100	1270	0	7	1941	3	6156	N	N	5010 SEELYE CT S
79-7	373280	0512	38155	269950	1280	480	7	1969	3	8060	N	N	1724 S PEARL ST
79-7	186740	0050	38104	258500	1280	0	7	1947	3	6270	N	N	5544 23RD AV S
79-7	170840	0825	38268	257000	1280	0	7	1941	3	6660	N	N	5111 COLUMBIA DR S
79-7	055500	0038	38209	284950	1300	600	7	1981	3	7739	N	N	2331 S GRAHAM ST
79-7	785700	3277	37916	240000	1310	0	7	1957	3	5700	N	N	7329 BEACON AV S
79-7	170840	0100	37917	225000	1320	0	7	1941	3	5225	N	N	2019 S FERDINAND ST
79-7	754980	0756	37916	277500	1320	740	7	1989	3	5269	N	N	5338 17TH AV S
79-7	286110	0056	38125	210000	1330	0	7	1955	3	5100	N	N	6108 23RD AV S
79-7	282404	9025	38223	328000	1330	500	7	1939	3	14454	N	N	2601 S MYRTLE ST

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79-7	754980	1155	38198	285000	1340	400	7	2004	3	7280	N	N	5560 18TH AV S
79-7	179570	0070	38135	345000	1350	700	7	1968	3	6990	N	N	7035 COVELLO DR S
79-7	754980	0747	37666	321400	1370	1030	7	1989	3	5040	N	N	5335 18TH AV S
79-7	724350	0265	38337	295000	1370	200	7	1988	3	5166	N	N	3310 S ROSE ST
79-7	000740	0037	38252	419999	1370	1370	7	1962	3	20865	N	N	8623 BEACON AV S
79-7	733840	2460	37799	300000	1420	1000	7	2001	3	6200	N	N	2855 S CHICAGO ST
79-7	944830	0065	38075	332000	1426	1066	7	1952	3	8881	N	N	1724 S DAWSON ST
79-7	733840	2200	37733	225000	1440	0	7	2003	3	2500	N	N	3001 S PORTLAND ST
79-7	733840	2190	37721	226950	1440	0	7	2003	3	2500	N	N	3003 S PORTLAND ST
79-7	373280	0276	37715	267000	1450	380	7	1956	3	5395	N	N	4963 17TH AV S
79-7	733840	1150	38066	240000	1460	0	7	1924	3	5000	N	N	3215 S PORTLAND ST
79-7	055500	0307	38160	365620	1460	1020	7	2004	3	5220	Y	N	2311 S EDDY ST
79-7	733840	0590	38327	245000	1480	0	7	2004	3	2500	N	N	3200 S MONROE ST
79-7	754980	0754	38325	310000	1490	410	7	1989	3	5040	N	N	5307 18TH AV S
79-7	944830	0070	37959	335000	1510	0	7	1986	3	8450	N	N	1730 S DAWSON ST
79-7	754980	0610	38204	258000	1530	990	7	1918	4	5076	N	N	5304 16TH AV S
79-7	060000	0160	38299	200000	1590	0	7	1954	3	5500	N	N	4908 17TH AV S
79-7	170840	0780	38204	300000	1592	0	7	1941	4	7544	N	N	2120 S BENNETT ST
79-7	170840	0130	37799	246000	1630	0	7	1941	3	5700	N	N	2053 S FERDINAND ST
79-7	000520	0115	38238	335950	1690	840	7	1987	3	5058	Y	N	6747 MARS AV S
79-7	733840	0585	37761	238000	1840	0	7	2003	3	2500	N	N	3202 S MONROE ST
79-7	733840	0520	37627	244000	1840	0	7	2003	3	2500	N	N	3201 S MONROE ST
79-7	000180	0006	38190	300000	1860	0	7	1947	3	18203	N	N	1568 S ANGELINE ST
79-7	000520	0070	37890	246000	2050	450	7	1941	3	7057	Y	N	6756 MARS AV S
79-7	373280	0207	37761	298000	2070	0	7	1998	3	7237	N	N	1529 S PEARL ST
79-7	170840	0755	37917	282000	2230	280	7	1941	4	5880	N	N	5204 21ST AV S
79-7	944830	0091	38163	295000	2250	0	7	1993	3	7255	Y	N	1743 S DAWSON ST
79-7	000520	0075	37698	310000	2300	0	7	1988	3	5079	Y	N	6753 MARS AV S
79-7	733840	2640	38282	340000	2384	0	7	2001	3	7379	N	N	2851 S PORTLAND ST
79-7	770760	0064	38075	385000	3810	0	7	1979	3	7500	N	N	2417 S GRAHAM ST
79-7	268560	0030	38007	241000	970	220	8	1953	3	6707	N	N	5903 BEACON AV S

Improved Sales Used in this Annual Update Analysis
Area 21 & 79
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Area Sub	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
79-7	785700	3970	38274	326000	1260	600	8	1952	3	10944	N	N	2424 S MORGAN ST
79-7	373280	0218	37642	338000	1274	970	8	2003	3	7385	N	N	1555 S PEARL ST
79-7	896190	0090	37694	329000	1410	1410	8	1994	3	5358	N	N	2010 S RAYMOND ST
79-7	055500	0155	38194	359500	1450	320	8	2003	3	7120	N	N	6302 SWIFT AV S
79-7	055500	0325	38131	340000	1480	0	8	1996	3	5037	Y	N	6411 24TH AV S
79-7	785700	3365	38058	330000	1610	800	8	1965	3	5339	N	N	5939 BEACON AV S
79-7	060000	0298	38217	406000	1830	1210	8	2004	3	8398	N	N	1534 S FERDINAND ST
79-7	000740	0101	37854	348000	1930	1070	8	1992	3	12500	N	N	7815 32ND AV S
79-7	060000	0130	37795	449950	1990	1490	8	1987	4	9614	N	N	1525 S FERDINAND ST
79-7	055500	0078	38133	339950	2210	0	8	2003	3	5000	N	N	2305 S GRAHAM ST
79-7	785700	3251	37876	351000	2300	0	8	2003	3	6942	N	N	2926 S WEBSTER ST
79-7	055500	0076	38069	329000	2410	0	8	2003	3	5000	N	N	2301 S GRAHAM ST
79-7	785700	3287	38093	400000	2462	0	8	2001	3	7044	N	N	7325 BEACON AV S
79-7	733840	1610	38105	348000	2470	0	8	2004	3	4500	N	N	3059 S AUSTIN ST
79-7	733840	1615	38146	350000	2520	0	8	2004	3	3000	N	N	3055 S AUSTIN ST
79-7	060000	0555	38257	429000	2590	0	8	2004	3	7494	N	N	1735 S ANGELINE ST
79-7	000740	0038	38135	379950	2630	0	8	2004	3	5000	N	N	3418 S THISTLE ST
79-7	000740	0151	38114	384000	2630	0	8	2004	3	4705	N	N	8351 BEACON AV S
79-7	000740	0039	38103	393000	2660	0	8	2004	3	5034	N	N	8347 BEACON AV S
79-7	373280	0382	38281	418000	2790	0	8	2004	3	5496	N	N	4927 17TH AV S
79-7	724350	0255	38106	390000	3500	0	8	2003	3	5360	N	N	8037 BEACON AV S
79-7	932035	0260	38015	410000	1870	380	9	1990	3	7312	Y	N	5403 20TH AV S
79-7	932035	0090	37809	400000	1920	410	9	2002	3	5246	Y	N	1859 S BENNETT DR
79-7	932035	0250	38273	410000	1940	440	9	1990	3	5001	Y	N	5401 20TH AV S
79-7	932035	0150	37631	410000	2421	0	9	2001	3	5515	Y	N	5210 19TH PL S

Improved Sales Removed from this Annual Update Analysis
Area 21 & 79
(1 to 3 Unit Residences)

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
21-1	000360	0080	37684	250000	DIAGNOSTIC OUTLIER
21-1	016100	0060	37690	499000	IMP. CHARACTERISTICS CHANGED SINCE SALE
21-1	027200	0800	38330	392000	QUESTIONABLE PER SALES IDENTIFICATION
21-1	027200	0855	38223	155000	DIAGNOSTIC OUTLIER
21-1	029900	0015	37790	80663	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
21-1	066900	0085	37748	349950	%Compl
21-1	149830	4045	38054	43819	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
21-1	169590	0100	37747	182550	RELATED PARTY, FRIEND, OR NEIGHBOR
21-1	182230	0055	37693	78443	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
21-1	388190	0665	38023	111500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-1	388190	0690	37672	75344	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
21-1	539360	1620	38043	349000	DIAGNOSTIC OUTLIER
21-1	539360	1725	37718	225500	BANKRUPTCY - RECEIVER OR TRUSTEE
21-1	570000	0070	37798	360000	DIAGNOSTIC OUTLIER
21-1	570000	0155	38159	120539	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
21-1	673870	0065	38300	110000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-1	691020	0060	37984	289000	CASH SALE
21-1	691020	0060	38133	680000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
21-1	765910	0037	37761	135000	DORRatio
21-1	811110	0115	38006	312000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
21-1	885000	0950	37644	79938	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
21-1	885000	0955	37700	154640	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-1	912200	1305	38294	285000	DIAGNOSTIC OUTLIER
21-1	912200	1325	37712	135550	QUIT CLAIM DEED DORRatio
21-1	912200	1345	37945	270000	DIAGNOSTIC OUTLIER
21-1	912200	1345	38175	421000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
21-3	128230	1055	37706	240000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-3	570000	0410	37847	300000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-3	570000	0425	38117	350000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-3	570000	1190	37861	387001	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-3	570000	1215	37690	132841	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
21-3	570000	1275	38254	465000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-3	570000	1375	38081	525000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-3	570000	1505	37817	589500	RELOCATION - SALE TO SERVICE
21-3	570000	2015	37874	500000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-3	570000	2160	37773	118835	DORRatio
21-3	570000	2420	38166	375000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-3	570000	2425	37853	300000	DIAGNOSTIC OUTLIER
21-3	570000	2430	37728	315500	DIAGNOSTIC OUTLIER
21-3	570000	2505	38085	610000	ActivePermitBeforeSale>25K
21-3	570000	2510	37705	685000	LACK OF REPRESENTATION
21-3	570000	2985	37981	21895	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
21-3	672570	0065	38131	125000	DORRatio
21-3	672570	0070	38133	126250	EST NO MARKET EXPOSURE
21-3	795030	0985	38259	140000	DIAGNOSTIC OUTLIER

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Area Sub	Major	Minor	Sale Date	Sale Price	Comments
21-3	795030	2005	38174	189000	RELATED PARTY, FRIEND, OR NEIGHBOR
21-3	795030	2300	38218	225000	LENDER OWNED PROPERTY
21-3	795030	2345	37916	265000	ActivePermitBeforeSale>25K
21-3	795030	2350	38306	339000	%Compl
21-3	795030	2350	38009	142715	BUILDER OR DEVELOPER SALES %Compl
21-3	795030	2475	37750	263000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-3	812110	0340	37876	267000	DIAGNOSTIC OUTLIER
21-3	812110	0375	37692	226000	DIAGNOSTIC OUTLIER
21-3	812110	0600	37666	216000	DIAGNOSTIC OUTLIER
21-3	812110	1396	37896	95602	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
21-3	983420	0115	38341	305000	BANKRUPTCY - RECEIVER OR TRUSTEE
21-3	983420	0140	37726	197000	DIAGNOSTIC OUTLIER
21-3	983420	0190	37646	108666	RELATED PARTY, FRIEND, OR NEIGHBOR
21-3	983420	0720	37966	314500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-3	983420	0895	37919	56349	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
21-3	983420	0920	38048	236500	DIAGNOSTIC OUTLIER
21-3	983420	1050	38306	410000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
21-3	983420	1075	37957	185500	DIAGNOSTIC OUTLIER
21-3	983420	1155	37731	149008	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
21-3	983420	1765	37728	230500	DIAGNOSTIC OUTLIER
21-3	983420	1790	37771	150000	DIAGNOSTIC OUTLIER
21-3	983420	1800	38117	230000	DIAGNOSTIC OUTLIER
21-4	118300	0005	37797	235000	1031 TRADE
21-4	160460	0455	38334	229000	RELATED PARTY, FRIEND, OR NEIGHBOR
21-4	160460	0565	38132	212000	UnFinArea
21-4	160460	0680	38049	102849	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
21-4	160460	0680	38110	236000	TRADE
21-4	160460	0845	37720	61696	PARTIAL INT(103, 102, Etc.); RELATED PARTY, FRIEND
21-4	160460	2020	38054	19259	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
21-4	160460	2090	37942	220000	BANK OWNED PROPERTY
21-4	160460	2090	38177	340000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
21-4	160460	2145	38163	230000	BANKRUPTCY - RECEIVER OR TRUSTEE
21-4	160710	0032	38092	129950	BANKRUPTCY - RECEIVER OR TRUSTEE
21-4	160710	0102	37902	51928	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
21-4	160710	0180	37784	200000	BANKRUPTCY - RECEIVER OR TRUSTEE
21-4	162404	9043	37886	11000	QUIT CLAIM DEED DORRatio
21-4	162404	9067	37852	117500	PARTIAL INT(103, 102, Etc.); RELATED PARTY, FRIEND
21-4	162404	9067	37852	117500	PARTIAL INT(103, 102, Etc.); RELATED PARTY, FRIEND
21-4	162404	9069	37714	1812	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
21-4	162404	9210	37726	92250	DORRatio
21-4	162404	9213	38023	104425	QUESTIONABLE PER SALES IDENTIFICATION
21-4	162404	9234	38315	38808	DORRatio
21-4	162404	9285	38273	420000	%Compl ActivePermitBeforeSale>25K
21-4	170340	0945	38259	4000	QUIT CLAIM DEED DORRatio
21-4	170340	0945	38279	240000	RELATED PARTY, FRIEND, OR NEIGHBOR

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Area Sub	Major	Minor	Sale Date	Sale Price	Comments
21-4	170990	0125	38292	95359	SOLD TO CORPORATION
21-4	170990	0170	38044	148500	BANKRUPTCY - RECEIVER OR TRUSTEE
21-4	253950	0056	38288	105500	SALE OF INTEREST OF PROPERTY
21-4	253950	0056	38164	50000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-4	253950	0056	38285	67500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
21-4	266050	0388	37631	121568	DORRatio
21-4	428240	0045	38342	165000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-4	688890	0045	37977	101030	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
21-4	688890	0110	38332	265000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-4	688890	0155	37965	75200	BANKRUPTCY - RECEIVER OR TRUSTEE
21-4	688890	0160	37973	120000	BANKRUPTCY - RECEIVER OR TRUSTEE
21-5	100500	0070	38134	167571	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
21-5	110500	0175	37845	92000	EST NO MARKET EXPOSURE
21-5	110500	0431	38314	205000	BANKRUPTCY - RECEIVER OR TRUSTEE
21-5	110500	0435	38188	190000	ImpCount
21-5	110500	0441	38069	162500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-5	110500	0447	37859	30912	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
21-5	110500	0490	37650	143000	EST NO MARKET EXPOSURE
21-5	110500	0490	38156	239500	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
21-5	110500	0802	38307	237000	QUESTIONABLE PER SALES IDENTIFICATION
21-5	110500	0825	38050	156000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
21-5	110500	0830	38159	135000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-5	110800	0011	37756	180000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
21-5	110800	0050	37809	100000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
21-5	110800	0450	37976	137500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
21-5	110800	0470	38286	67000	DORRatio
21-5	110800	0605	37914	161000	DIAGNOSTIC OUTLIER
21-5	234130	0211	38232	150000	DIAGNOSTIC OUTLIER
21-5	234130	0335	38036	139950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-5	234130	0540	37774	61374	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
21-5	272404	9165	37978	177000	1031 TRADE
21-5	272404	9185	37641	79828	RELATED PARTY, FRIEND, OR NEIGHBOR
21-5	333050	0510	37707	70000	BUILDER OR DEVELOPER SALES DORRatio
21-5	333050	0510	37676	210000	IMP. CHARACTERISTICS CHANGED SINCE SALE
21-5	333050	0595	37893	25291	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
21-5	333050	1903	37882	56000	DORRatio
21-5	333100	0050	37897	130000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-5	333100	0820	38160	220000	QUESTIONABLE PER SALES IDENTIFICATION
21-5	333100	0835	37840	129797	EXEMPT FROM EXCISE TAX
21-5	333100	1405	37923	200000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-5	333100	1445	37949	61676	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
21-5	333100	1640	37873	2760	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
21-5	333100	1865	37642	212731	EXEMPT FROM EXCISE TAX
21-5	333100	1865	37691	195000	QUESTIONABLE PER SALES IDENTIFICATION
21-5	333100	2305	38093	125000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

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Area Sub	Major	Minor	Sale Date	Sale Price	Comments
21-5	333250	0201	37743	26250	QUIT CLAIM DEED DORRatio
21-5	333250	0250	38135	195000	RELATED PARTY, FRIEND, OR NEIGHBOR
21-5	333250	0260	37867	80000	RELATED PARTY, FRIEND, OR NEIGHBOR
21-5	333250	0680	38307	295000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
21-5	333250	0685	37812	89123	RELATED PARTY, FRIEND, OR NEIGHBOR
21-5	333250	1025	37831	262000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-5	333300	0505	38034	180000	BANKRUPTCY - RECEIVER OR TRUSTEE
21-5	333300	0615	37840	60000	DORRatio
21-5	333300	0895	38323	142000	ImpCount
21-5	333300	0975	38131	395000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-5	333300	1511	37995	130000	DIAGNOSTIC OUTLIER
21-5	333300	1590	37707	196500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-5	333300	2672	37659	195950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-5	333300	2720	37951	230000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-5	381240	0104	38197	278500	RELATED PARTY, FRIEND, OR NEIGHBOR
21-5	381240	0162	38149	100400	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
21-5	381240	0219	38156	13496	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
21-5	381240	0336	38320	228000	UnFinArea
21-5	381240	0365	38147	269990	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-5	381240	0548	37796	175000	RELATED PARTY, FRIEND, OR NEIGHBOR
21-5	381240	0568	37923	131374	DIAGNOSTIC OUTLIER
21-5	381240	0661	37856	90594	DORRatio
21-5	381240	0799	37924	75000	DORRatio
21-5	660700	0080	37756	93000	DORRatio
21-5	660700	0185	38167	44967	EXEMPT FROM EXCISE TAX DORRatio
21-5	811310	0080	37963	89000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
21-5	811310	0730	38079	196000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
21-7	040200	0220	38058	31652	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
21-7	040200	0285	38324	2000	DORRatio
21-7	071700	0180	38244	98563	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
21-7	110800	0686	38194	112742	QUIT CLAIM DEED
21-7	144350	0205	37648	130000	DIAGNOSTIC OUTLIER
21-7	144350	0275	37915	148900	BANKRUPTCY - RECEIVER OR TRUSTEE
21-7	144350	0385	38286	37053	QUIT CLAIM DEED DORRatio
21-7	144350	0400	37680	130000	QUIT CLAIM DEED; STATEMENT TO DOR
21-7	144350	0685	38048	180000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-7	144350	0870	37732	61436	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
21-7	144350	0896	38006	137000	DIAGNOSTIC OUTLIER
21-7	144350	0911	38008	27000	QUIT CLAIM DEED DORRatio
21-7	144350	0985	38134	169100	BANKRUPTCY - RECEIVER OR TRUSTEE
21-7	160160	0055	38006	185000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-7	160160	0075	38254	260000	RELATED PARTY, FRIEND, OR NEIGHBOR
21-7	160160	0140	38253	400000	DIAGNOSTIC OUTLIER
21-7	212370	0080	37721	140000	DIAGNOSTIC OUTLIER
21-7	258930	0025	38106	89152	DORRatio

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Area Sub	Major	Minor	Sale Date	Sale Price	Comments
21-7	258930	0040	38252	194040	QUIT CLAIM DEED
21-7	258930	0130	38058	51352	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
21-7	258930	0170	38190	370000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
21-7	258930	0170	37722	200000	SEGREGATION AFTER SALE
21-7	258930	0225	37687	89920	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
21-7	258930	0252	37637	125000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-7	262404	9027	38313	333800	%Compl ActivePermitBeforeSale>25K
21-7	262404	9027	37882	70000	%Compl DORRatio
21-7	262404	9060	37930	130000	DIAGNOSTIC OUTLIER
21-7	265800	0254	37929	160000	DIAGNOSTIC OUTLIER
21-7	333600	0526	37795	150000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-7	333600	0850	38176	399950	SALE LISTED ON INCORRECT PARCEL
21-7	333600	0860	37690	139000	DIAGNOSTIC OUTLIER
21-7	333600	0860	37923	245000	QUESTIONABLE PER SALES IDENTIFICATION
21-7	333600	0870	38146	285000	DIAGNOSTIC OUTLIER
21-7	333600	0965	38257	152465	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
21-7	333600	1020	37875	170000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-7	333600	1505	38229	325000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
21-7	341960	0050	38259	77000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-7	341960	0065	38096	175000	QUESTIONABLE PER SALES IDENTIFICATION
21-7	341960	0155	37746	158000	BANKRUPTCY - RECEIVER OR TRUSTEE
21-7	342010	0070	38149	179000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-7	342404	9032	37643	109000	BANKRUPTCY - RECEIVER OR TRUSTEE
21-7	342404	9098	37729	13502	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
21-7	342404	9102	37895	88299	DORRatio
21-7	342404	9140	38007	1000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
21-7	352404	9152	38184	295000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
21-7	354090	0035	38274	287000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
21-7	390410	0099	37783	45726	DORRatio
21-7	390410	0115	38274	249950	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
21-7	390410	0125	38240	262000	DIAGNOSTIC OUTLIER
21-7	400600	0082	37866	145000	DIAGNOSTIC OUTLIER
21-7	400600	0084	38037	310000	IMP. CHARACTERISTICS CHANGED SINCE SALE
21-7	400600	0084	37979	75000	TEAR DOWN; IMP. CHAR CHANGED SINCE SALE
21-7	400600	0094	37658	69000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
21-7	400600	0121	37770	120000	CORPORATE AFFILIATES; RELATED PARTY, FRIEND
21-7	562110	0040	38176	155000	EST NO MARKET EXPOSURE
21-7	562110	0040	38253	222000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
21-7	665900	0006	37819	143000	DIAGNOSTIC OUTLIER
21-7	713530	0225	37798	130000	DIAGNOSTIC OUTLIER
21-7	713530	0275	38334	235000	RELATED PARTY, FRIEND, OR NEIGHBOR
21-7	756210	0075	38068	160000	DIAGNOSTIC OUTLIER
21-7	756210	0075	37925	110000	NON-REPRESENTATIVE SALE DORRatio
21-7	941240	0086	37945	31757	DORRatio
21-7	941290	0040	38020	15380	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)

Improved Sales Removed from this Annual Update Analysis
Area 21 & 79
(1 to 3 Unit Residences)

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
79-4	023500	0025	37977	277000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	082900	0030	37629	144000	EXEMPT FROM EXCISE TAX
79-4	082900	0145	38042	220500	BANKRUPTCY - RECEIVER OR TRUSTEE
79-4	087700	0020	38320	339000	%Compl ActivePermitBeforeSale>25K
79-4	087700	0110	38029	71702	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
79-4	166250	0050	37946	1975000	DORRatio
79-4	171190	0050	38156	188000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-4	175670	0010	37711	133000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79-4	212404	9077	37686	27333	STATEMENT TO DOR DORRatio
79-4	212404	9191	37935	170000	DIAGNOSTIC OUTLIER
79-4	212404	9258	38034	237000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	222404	9012	38246	97946	DORRatio
79-4	233630	0015	38350	331950	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
79-4	233630	0030	37929	135000	GIFT OF EQUITY - SUPPL STATEMENT W/ E TAX SLIP
79-4	233630	0110	37783	230000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-4	233630	0115	38293	101000	QUIT CLAIM DEED DORRatio
79-4	234130	0016	37732	400000	MULTI-PARCEL SALE
79-4	266050	0240	37959	199950	PrevImp<=10K DORRatio
79-4	268560	0045	37942	130000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	274210	0044	37706	46500	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	274210	0139	37754	69918	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	274210	0184	38061	188489	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	274210	0288	38330	210000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	329570	0015	37649	240000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-4	333300	1800	37795	285000	DIAGNOSTIC OUTLIER
79-4	333300	1912	37977	142549	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	333300	1931	37956	220000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-4	333300	1974	37655	105842	QUIT CLAIM DEED DORRatio
79-4	333300	2029	38070	205920	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
79-4	333300	2030	37736	240000	1031 TRADE; RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	333300	2151	37674	320000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	333300	2251	38314	109582	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
79-4	367740	0340	38261	259950	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
79-4	367740	0615	38282	205000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	417460	0226	37739	283000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	417460	0266	38267	329000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	417460	0315	37700	8232	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
79-4	417460	0318	38246	143462	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
79-4	441060	0185	37728	205000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	541410	0220	37736	150000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79-4	541410	0240	37665	62518	STATEMENT TO DOR DORRatio
79-4	541410	0390	38283	53333	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	541410	0390	38285	53333	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	549120	0160	38076	276360	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-4	739440	0095	37939	229000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD

Improved Sales Removed from this Annual Update Analysis
Area 21 & 79
(1 to 3 Unit Residences)

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
79-4	739440	0125	38342	336000	QUESTIONABLE PER SALES IDENTIFICATION
79-4	785700	0732	37642	45245	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	785700	1600	38205	239950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-4	785700	1911	37977	200000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-4	785700	2005	37755	388500	DIAGNOSTIC OUTLIER
79-4	785700	2015	38161	304300	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79-4	785700	3309	37890	11378	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	785700	3380	37874	46807	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	785700	3941	38265	163773	SOLD TO PROP/DEVELOP LLC/EST SP LOW
79-4	785700	4155	37970	80000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-4	786650	0035	37708	165000	EXEMPT FROM EXCISE TAX
79-4	786650	0141	37652	235000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	786650	0205	38273	429000	%Compl ActivePermitBeforeSale>25K
79-4	786650	0205	37799	99000	%Compl DORRatio
79-4	789060	0025	38338	381870	%Compl ActivePermitBeforeSale>25K
79-4	789060	0070	38324	384750	%Compl ActivePermitBeforeSale>25K
79-4	789060	0130	37819	120000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	789060	0165	37816	84685	PARTIAL INT(103, 102, Etc.); RELATED PARTY, FRIEND
79-4	933180	0295	37733	47967	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	933180	0335	38139	235000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	941840	0120	37700	2540	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-4	941840	0215	38238	225000	LACK OF REPRESENTATION
79-4	941840	0285	38068	210000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-4	941840	0325	37904	111000	DORRatio
79-4	945920	0060	38106	29456	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	060300	0110	38079	200000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-6	060300	0760	38348	120000	DIAGNOSTIC OUTLIER
79-6	060300	0790	38267	3186	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
79-6	060300	1010	37892	90000	DORRatio
79-6	060300	1510	37635	79264	EST NO MARKET EXPOSURE
79-6	060300	1700	38134	184000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
79-6	060300	1725	38162	182000	NOT A MARKET TRANSACTION
79-6	060300	2025	37734	215000	SEG AFTER SALE
79-6	060300	2035	38224	310000	QUESTIONABLE PER SALES IDENTIFICATION
79-6	272404	9113	38229	295000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
79-6	272404	9131	37795	425000	SEG AFTER SALE
79-6	272404	9178	37914	166000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79-6	285380	0040	37782	188000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-6	303120	0200	37742	65000	DORRatio
79-6	400600	0218	38219	319000	%Compl ActivePermitBeforeSale>25K
79-6	400600	0240	37771	37413	DORRatio
79-6	400600	0240	37771	37413	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	400600	0252	37663	108320	DIAGNOSTIC OUTLIER
79-6	400600	0255	37776	7380	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79-6	400600	0270	38015	165000	RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 21 & 79
(1 to 3 Unit Residences)

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
79-6	400600	0313	38334	285000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	400600	0369	38065	99000	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
79-6	400600	0395	37797	95540	PARTIAL INT(103, 102, Etc.); RELATED PARTY, FRIEND
79-6	400600	0465	37637	177500	QUIT CLAIM DEED
79-6	400600	0560	38334	360000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-6	400600	0582	38267	115500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	400600	0611	38216	250000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	400600	0616	37700	330000	QUESTIONABLE PER SALES IDENTIFICATION
79-6	713980	0110	37722	51744	DORRatio
79-6	785700	3140	37879	211500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-6	789630	0120	38221	288000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-6	789630	0240	37705	340000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	810190	0020	38091	54653	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-6	810190	0285	37670	79685	DORRatio
79-6	810190	0310	37809	156300	DIAGNOSTIC OUTLIER
79-6	810190	0310	38272	176000	DIAGNOSTIC OUTLIER
79-6	810190	0325	38068	195192	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79-6	810190	0415	38154	212000	PARTIAL INT(103, 102, Etc.); RELATED PARTY, FRIEND
79-6	810190	0510	37957	37665	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
79-6	810190	0519	38258	139000	QUIT CLAIM DEED DORRatio
79-6	810190	0519	38037	278000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	000180	0011	38210	146500	SALE TO FUNDING GROUP
79-7	000740	0042	37714	253112	ImpCount %Compl DORRatio
79-7	055500	0325	38112	340000	NO MARKET EXPOSURE
79-7	055500	0325	37887	218000	QUIT CLAIM DEED
79-7	060000	0295	37978	272500	DIAGNOSTIC OUTLIER
79-7	060000	0298	37810	100000	DORRatio
79-7	060000	0555	37960	118000	DORRatio
79-7	061340	0080	37915	104150	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	061340	0160	37720	240000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	088600	0015	38265	240000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	088600	0075	37893	62607	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	167340	0090	38009	118500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	170840	0030	37735	31000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	170840	0090	38082	112000	DORRatio
79-7	170840	0230	38159	225900	BANKRUPTCY - RECEIVER OR TRUSTEE
79-7	170840	0475	37665	120000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	170840	0630	37840	44791	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	170840	0920	37805	42224	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	171490	0366	38106	40000	DORRatio
79-7	171490	0765	38022	70000	DORRatio
79-7	179570	0020	37931	249950	DIAGNOSTIC OUTLIER
79-7	186740	0010	38341	75911	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	186740	0045	38155	242500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	212404	9093	38002	230000	SEGREGATION AFTER SALE

Improved Sales Removed from this Annual Update Analysis
Area 21 & 79
(1 to 3 Unit Residences)

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
79-7	212404	9114	37930	83000	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
79-7	212404	9209	37803	72500	EST NO MARKET EXPOSURE
79-7	212404	9315	38070	175000	DORRatio
79-7	213420	0005	37846	205000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	282210	0085	38288	176200	EXEMPT FROM EXCISE TAX
79-7	282210	0235	37781	270000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	284150	0015	38203	350000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	305860	0005	37984	199950	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
79-7	373280	0196	37728	159683	NON-REPRESENTATIVE SALE
79-7	373280	0285	37704	347000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	373280	0400	37764	43747	RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	373280	0490	38254	133461	QUIT CLAIM DEED; STATEMENT TO DOR
79-7	373280	0500	37632	129000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
79-7	524880	0415	37858	116617	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
79-7	524880	0700	37763	250000	RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	524880	0715	38184	200000	LACK OF REPRESENTATION
79-7	733840	0590	37770	45000	DORRatio
79-7	733840	0765	37712	106770	PARTIAL INT(103, 102, Etc.); RELATED PARTY, FRIEND
79-7	733840	1220	37676	216341	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79-7	733840	1220	37797	227000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79-7	733840	1610	37761	192000	DORRatio
79-7	733840	2000	38091	179000	QUESTIONABLE PER SALES IDENTIFICATION
79-7	733840	2887	38337	150000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	754980	0140	37802	191000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
79-7	754980	0370	38037	209000	%Compl
79-7	754980	0490	38140	242900	UnFinA rea
79-7	754980	0605	38240	375000	%Compl ActivePermitBeforeSale>25K
79-7	754980	0610	37712	294950	IMP. CHARACTERISTICS CHANGED SINCE SALE
79-7	754980	1150	37907	137589	CASH SALE
79-7	754980	1150	38110	208000	EST PROPERTY ASSESSED DIFF THAN PROP SOLD
79-7	754980	1150	37904	15481	STATEMENT TO DOR DORRatio
79-7	754980	1430	37782	155000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	754980	1890	37690	246000	SEG AFTER SALE
79-7	754980	2456	37673	45101	RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	785700	3270	37756	52647	EXEMPT FROM EXCISE TAX
79-7	785700	3272	37858	182500	QUESTIONABLE PER SALES IDENTIFICATION
79-7	785700	3722	37812	49642	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
79-7	789630	0020	37879	247000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79-7	789630	0025	37932	143893	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
79-7	869280	0075	38321	51137	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
79-7	944830	0106	37971	187000	RELATED PARTY, FRIEND, OR NEIGHBOR

Vacant Sales Used in this Annual Update Analysis
Area 21 & 79

Area Sub	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
021-1	027200	0878	38119	100000	4000	Y	N
021-1	570000	0130	38258	185000	4100	N	N
021-4	160460	2045	37725	40000	4140	N	N
021-4	253950	0050	37971	80000	11954	N	N
021-7	160160	0351	38177	72500	5487	N	N
079-4	333300	1991	37931	127000	30199	N	N
079-4	333300	2010	37847	44000	20033	N	N
079-4	743900	0050	38050	88000	5406	Y	N
079-6	060300	1093	38100	70000	4896	N	N
079-6	272404	9153	37795	100000	21800	N	N
079-6	713980	0127	38335	155000	7742	N	N
079-6	789630	0241	37827	60000	7294	N	N
079-6	789630	0520	38068	68000	11000	N	N
079-7	000520	0072	38077	80000	8098	Y	N
079-7	179570	0010	38231	100000	7107	Y	N
079-7	733840	0580	37825	42000	2500	N	N
079-7	733840	2370	38268	70000	5000	N	N
079-7	896190	0100	37693	70000	4288	Y	N

Vacant Sales Removed from this Annual Update Analysis
Area 21 & 79

Area Sub	Major	Minor	Sale Date	Sale Price	Comments
079-6	789630	0241	37712	31000	Est no market exposure - SP low
079-4	333300	1991	37688	58500	Out of state seller - SP low
079-4	333300	2010	37708	27000	Out of state seller - SP low
021-5	333100	2170	37802	53500	Estate settlement - Seg after sale
021-7	333600	0840	37875	269500	Tear down sale; Seg after sale
079-6	212370	0307	37889	213000	Segregation after sale
021-1	027200	0875	38014	121500	SP Low - re-sold 9/04 for 310K - Est no market exposure
021-5	272404	9216	38014	100950	Segregation after sale
079-6	713980	0127	38112	121000	Coded as Estate Settlement
021-1	182230	0175	38210	2000000	Multi-parcel Sale
079-6	713980	0127	38202	60500	Quit Claim Deed - SP Low
079-6	400600	0187	38225	61510	Bargain & Sales Deed
021-1	027200	0875	38243	115000	Quit Claim Deed - SP Low
079-6	789630	0231	38251	6000	Quit Claim Deed
079-4	333300	2140	38285	218360	22497 SF-coded as 2 sites - Est SP reflects value of 2 sites
079-4	262165	0040	38307	369900	Improved sale - New imp not picked up yet
079-4	529520	0021	38311	32000	Garage on parcel - Not vacant at time of sale
079-7	733840	2400	38335	10000	Quit Claim Deed
079-7	733840	2390	38335	10000	Quit Claim Deed
021-5	333300	1630	38349	32500	Segregation after sale
079-7	754980	0840	38253	40000	Est no market exposure - SP Low
079-4	212404	9259	38012	1700	Coded as Sheriff's Sale - 1500 SF
021-3	983420	1845	37819	65000	Outlier - Extreme ratio
021-1	027200	0875	38260	310000	Outlier - Extreme ratio
079-7	171490	0730	38183	18500	Outlier - Extreme ratio



King County
Department of Assessments
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr